

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 SEP 17 PM 12 37

LINCOLN COUNTY RECORDER
FEE \$26.00
LESLIE BOUCHER LB

APNs: 005-171-22; 005-171-26; 005-171-36;
005-171-38; 005-171-41; 005-131-27;
005-141-10; 005-161-03; 005-141-02;
005-131-14; 012-170-08; 012-170-21;
012-170-38; 006-201-06; 006-301-07;
006-251-03; 006-281-15; 006-281-02;
006-281-13; 006-281-08; 006-281-03;
005-171-07; 006-261-27; 006-261-29;
005-171-29; 006-261-09; 006-261-10;
006-261-15; 006-261-14; 006-061-01;
006-061-02; 006-061-03; 006-271-21

Mail Tax Statements to:

Pyramid Development, LLC
6295 Wingfield Springs Road
Sparks, Nevada 89436

When Recorded Mail to:

Carl D. Savely
Lionel Sawyer & Collins
50 W. Liberty Street, Suite 1100
Reno, Nevada 89501

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Howard McCrosky, Max McCrosky, Robert E. McCrosky and William L. McCrosky dba McCrosky Brothers; Howard McCrosky, Max McCrosky, Robert E. McCrosky and William L. McCrosky who acquired title as McCrosky Brothers, a general partnership; Shirley N. McCrosky; Shirley McCrosky, a married woman; Howard McCrosky, Max McCrosky, Robert McCrosky and William McCrosky dba McCrosky Brothers; Howard McCrosky, a married man; Max McCrosky, a married man; Robert E. McCrosky, a married man; and William L. McCrosky, a married man (each a "Grantor" and collectively, the "Grantors") do hereby grant, bargain, sell and convey to Pyramid Development, LLC, a Wyoming limited liability company, ("Grantee"), whose address is 6295 Wingfield Springs Road, Sparks, Nevada 89436, all right, title and interest in and to that certain real property situate in the County of Lincoln, State of Nevada, which is more particularly described on Exhibit A attached hereto and incorporated herein, together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining, and

TOGETHER WITH ANY AND ALL WATER, WATER RIGHTS, SPRING RIGHTS AND DITCH RIGHTS APPURTENANT THERETO OR USED IN CONNECTION THEREWITH, INCLUDING, WITHOUT LIMITATION, THOSE CERTAIN WATER RIGHTS DESCRIBED ON Exhibit B attached hereto and incorporated herein; and,

SUBJECT TO all restrictions and encumbrances of record, including, without limitation, that use restriction imposed on Parcel 10 under Exhibit A hereto, but excepting monetary liens.
The undersigned spouses have joined in this deed for the purpose of conveying all their respective community property, if any, in the described property to the Grantee.

Dated this 12th day of September, 2004.

GRANTORS:

dba McCrosky Brothers,

By: Howard McCrosky
Howard McCrosky

By: Max McCrosky
Max McCrosky

By: Robert E. McCrosky
Robert E. McCrosky

By: William L. McCrosky
William L. McCrosky

Spouses:

By: Linda R. McCrosky
Linda R. McCrosky, wife of
Howard McCrosky

By: Shirley McCrosky
Shirley McCrosky, wife of
Max McCrosky

By: Wanda McCrosky
Wanda McCrosky, wife of
Robert E. McCrosky

By: Jeanett McCrosky
Jeanett McCrosky, wife of
William L. McCrosky

By: Max McCrosky
Max McCrosky, husband of
Shirley McCrosky

Individuals:

Howard McCrosky
Howard McCrosky

Max McCrosky
Max McCrosky

Robert E. McCrosky
Robert McCrosky

Robert E. McCrosky
Robert E. McCrosky

William L. McCrosky
William L. McCrosky

William McCrosky
William McCrosky

Shirley N. McCrosky
Shirley N. McCrosky

Shirley McCrosky
Shirley McCrosky

dba McCrosky Brothers

By: Howard McCrosky
Howard McCrosky

By: Max McCrosky
Max McCrosky

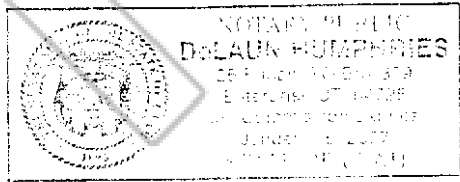
By: Robert McCrosky
Robert McCrosky

By: William McCrosky
William McCrosky

Utah
STATE OF NEVADA)
Washington) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on September 15, 2004, by Howard McCrosky.

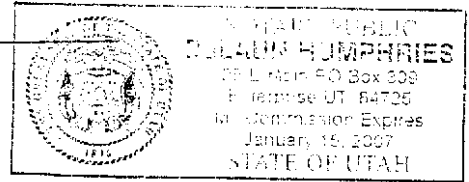
Debra Humphries
Notary Public



Utah
STATE OF NEVADA)
Washington) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on September 15, 2004, by Max McCrosky.

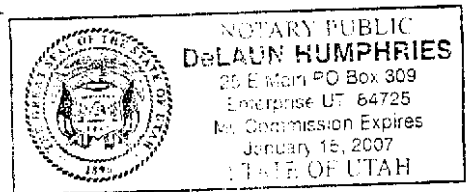
Debra Humphries
Notary Public



Utah
STATE OF NEVADA)
Washington) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on September 15, 2004, by Robert E. McCrosky who is also known as Robert McCrosky.

Debra Humphries
3 Notary Public



CDS/16852-0001-mbranch
091404/gbsdeed.wpd/5

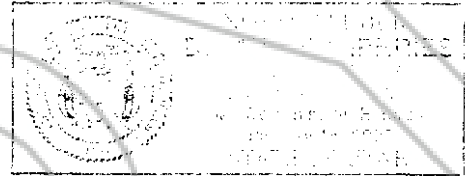
Notary Public

Utah
STATE OF ~~NEVADA~~)
Washington) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2004, by William L. McCrosky who is also known as William McCrosky.

Debra Humphries

Notary Public

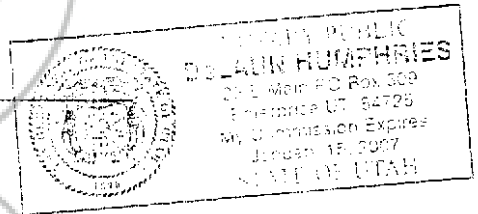


Utah
STATE OF ~~NEVADA~~)
Washington) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2004, by Shirley N. McCrosky who is also known as Shirley McCrosky.

Debra Humphries

Notary Public

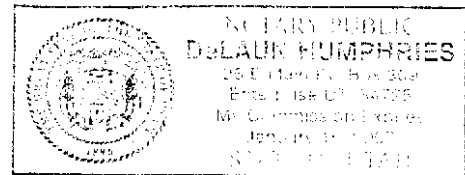


Utah
STATE OF ~~NEVADA~~)
Washington) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2004, by Linda R. McCrosky.

Debra Humphries

Notary Public

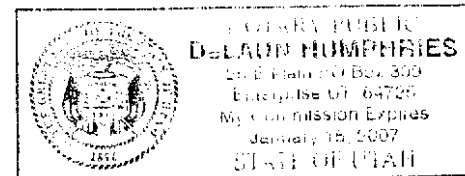


Utah
STATE OF ~~NEVADA~~)
Washington) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2004, by Wanda McCrosky.

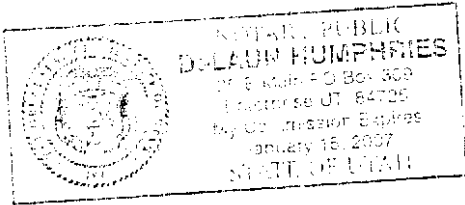
Debra Humphries

Notary Public



Utah
STATE OF NEVADA)
Washington) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on September 15, 2004, by Jeanett McCrosky.



DeLain Humphries

Notary Public

COOPER

LEGAL DESCRIPTION

Real property in the City of , County of Lincoln, State of Nevada, described as follows:

PARCEL 1:

The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 7, Township 5 North, Range 68 East, M.D.B.&M.

PARCEL 2:

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 28, Township 5 North, Range 68 East, M.D.B.&M.

PARCEL 3:

The Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 33, Township 5 North, Range 68 East, M.D.B.&M.

PARCEL 4:

The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 26, Township 5 North, Range 68 East, M.D.B.&M.

PARCEL 5:

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 12, Township 6 North, Range 68 East, M.D.B.&M.

PARCEL 6:

Lot 2 of Section 7, Township 5 North, Range 69 East, M.D.B.&M.

PARCEL 7:

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 1, Township 5 North, Range 69 East, M.D.B.&M.

PARCEL 8:

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 6 North, Range 69 East, M.D.B.&M.

PARCEL 9:

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 6 North, Range 68 East, M.D.B.&M.

PARCEL 10:

That portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 2 South, Range 68 East, M.D.B.&M. bounded as follows:

On the North by the North Line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

On the East by the Westerly line of the land conveyed to Caliente & Pioche Railroad Company by deed recorded October 9, 1906 in Book W of Deed Records, page 343;

On the West by the Easterly line of the land conveyed to the State of Nevada Department of Highways by deed recorded March 10, 1924 in Book C-1 of Deed Records, page 91; and on the South by the Northerly line of the land conveyed to the State of Nevada by deed July 15, 1948 in Book H-1 of Deed Records, page 252.

PARCEL 11:

That portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 2 South, Range 68 East, M.D.B.&M. bounded as follows:

On the East by the Easterly line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

On the North by the Southerly line of the land conveyed to the State of Nevada by deed recorded July 15, 1948 in Book H-1 of Deed Records, page 252;

On the West by the Easterly line of the land conveyed to Caliente & Pioche Railroad Company by deed recorded October 9, 1905 in Book W of Deed Records, page 343; and

on the South by the South line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4).

EXCEPTING THEREFROM that portion described as follows:

Commencing at a point on the Quarter Section line, from which the West Quarter (W1/4) corner of Section 8, Township 2 South, Range 68 East, bears West 889.5 feet;

Thence North 25 feet;

Thence East 25 feet;

Thence South 25 feet;

Thence West along the Quarter Section line 25 feet to the place of beginning.

PARCEL 12:

That portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 2 South, Range 68 East, M.D.B.&M. described as follows:

Commencing at the center of the Northwest Quarter (NW1/4) of said Section 8, and running thence South approximately 660 feet to the North line of State Highway Route 25;

Thence Easterly along said North side of said highway 590 feet;

Thence North about 660 feet to the North line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 8;
Thence Westerly 590 feet to the point of beginning.

PARCEL 13:

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 35, Township 2 North, Range 67 East, M.D.B.&M.

PARCEL 14:

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 16, Township 1 North, Range 67 East, M.D.B.&M.

PARCEL 15:

All of the East Half (E1/2) of the Northwest Quarter (NW1/4) and all of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 21; also all the West Half (W1/2) of the East Half (E1/2) [erroneously recorded West 1/2 of the West Half (W1/2 W1/2)] of Section 21 West of the division fence between the Lytle Ranch and the Devlin Ranch in Rose Valley, also the North 800 feet of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 28, and that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 28 which lies West and North of said division fence, all in Township 1 North, Range 69 East, M.D.B.&M., more fully described as:

Beginning at a point 520 feet North of the Southwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 28, and running thence East along division fence a distance of 1510 feet to corner of said fence;

Thence North about 10° East along said fence to a point on the North boundary of Section 21, said point being 146.5 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 21;

Thence along the North boundary line of said Section 21 to the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 21;

Thence South 6080 feet to the place of beginning.

EXCEPTING THEREFROM any portion lying within the exterior boundary lines of parcel Map for McCrosky Brothers recorded January 20, 2000 in Plat Book B, page 278 as File No. 113871 in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL 16:

The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 16, Township 1 North, Range 69 East, M.D.B.&M.

PARCEL 17:

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 16, Township 1 North, Range 69 East, M.D.B.&M.

EXCEPTING THEREFROM that portion described as follows:

An undivided 5/16th interest in and to the West Half (W1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of Section 15; Also the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 16, all in Township 5 North, Range 67 East, M.D.B.&M., commonly known as "Brown Springs Property".

PARCEL 21:

Parcels 1A, 1B and 3 of Parcel Map for McCrosky Brothers recorded January 22, 2002 in Plat Book B, pages 417 as File No. 117585 in the Office of the County Recorder, Lincoln County, Nevada, lying within the NE1/4 NW1/4 of Section 2, Township 1 North, Range 69 East, M.D.B.&M.

PARCEL 22:

That portion of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 2, Township 1 North, Range 69 East, M.D.B.&M. described as follows:

Beginning at the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 1 North, Range 69 East, M.D.B.&M.; thence East 1110 feet more or less;

Thence South 73° East 1472 feet more or less;

Thence South 23° 30' West 87 feet;

Thence South 68° East 160 feet, more or less, to the East line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 2;

Thence South 280 feet, more or less;

Thence South 71° West 210 feet;

Thence North 71° 45' West 1582 feet;

Thence West across highway right of way to West boundary thereof;

Thence Southerly along the West boundary of highway right of way to the South boundary of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2;

Thence West 880 feet, more or less, to the section line common to Sections 2 and 3;

Thence North along said section line 1320 feet to the point of beginning.

PARCEL 23:

That portion of the Southwest Quarter (SW1/4) of Section 2, Township 1 North, Range 69 East, M.D.B.&M., described as follows:

Beginning at a point 1468 feet North of the Southwest corner of Section 2, Township 1 North, Range 69 East, M.D.B.&M, said point being on the dividing line between said Section 2 and Section 3, thence running East 435 feet;

Thence running South 71° 33' East 1058 feet;

Thence running North 19° 47' East 179 feet;

Thence running South 70° 13' East 525 feet;

Thence running East 647 feet to the quarter section line between the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of said Section 2;

Thence running East 425 feet;

Thence running North 71° 40' West, 1446.6 feet;

Thence running West 842 feet, to the dividing line between said Section 2 and Section 3;

Thence running South along said dividing line 655.7 feet to the point of beginning.

PARCEL 24:

That portion of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 1 North, Range 69 East, bounded as follows:

On the North and West by the North and West lines of said Section 2;
on the East by the Westerly line of Nevada State Route 85 right-of-way, and on the South by that portion described as follows:

Beginning at a point 1468 feet North of the Southwest corner of Section 2, Township 1 North, Range 69 East, M.D.B.&M, said point being on the dividing line between said Section 2 and Section 3, thence running East 435 feet;
Thence running South $71^{\circ} 33'$ East 1058 feet;
Thence running North $19^{\circ} 47'$ East 179 feet;
Thence running South $70^{\circ} 13'$ East 525 feet;
Thence running East 647 feet to the quarter section line between the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of said Section 2;
Thence running East 425 feet;
Thence running North $71^{\circ} 40'$ West, 1446.6 feet;
Thence running West 842 feet, to the dividing line between said Section 2 and Section 3;
Thence running South along said dividing line 655.7 feet to the point of beginning.

PARCEL 25:

An undivided one-fifth interest in and to the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 3 North, Range 69 East, M.D.B.&M.

PARCEL 26:

An undivided one-fifth interest in and to the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 3 North, Range 69 East, M.D.B.&M.

PARCEL 27:

The Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 3 North, Range 69 East, M.D.B.&M., and also Lots 6 and 7 in Section 6 and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and Lots 1 and 2 in Section 7, Township 3 North Range 70 East, M.D.B.&M.

PARCEL 28:

The East Half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter of Section 1 and the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter of Section 12, all in Township 3 North, Range 69 East, M.D.B.&M.; together with the West Half (W1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), the West Half (W1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4)

of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter of Section 6 and the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the West Half (W1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 7, all in Township 3 North, Range 70 East, MDB&M.

PARCEL 29:

Parcels 1 and 2 of Parcel Map for McCrosky Brothers recorded December 17, 1993 in Plat Book A, page 401 as File No. 101245, lying within the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 69 East, M.D.B.&M.

PARCEL 30:

The North 28.74 acres of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 5 North, Range 68 East, M.D.B.&M.

APN: 006-281-15 and 006-281-13 and 006-281-08 and 006-281-03 and 006-281-02 and 006-251-03 and 006-271-21 and 006-261-29 and 006-261-15 and 006-261-14 and 006-261-10 and 006-261-09 and 006-061-03 and 006-241-70 and 006-241-36 and 005-131-14 and 005-131-27 and 005-141-02 and 005-141-10 and 005-161-03 and 005-171-22 and 005-171-26 and 005-171-36 and 005-171-38 and 005-171-41 and 005-171-29 and 005-171-07 and 009-012-95 and 006-261-27 and 006-261-30 and 006-241-69 and 006-201-06 and 006-301-07 and 012-170-008 and 012-170-038 and 012-170-021

Exhibit B

Description of Water Rights

Claim, Proof, Vesting or Permit No.:

V01248

V01249

11060 (Cert. No. 3150) - 0.89 cfs, not to exceed 293 afa

11759 (Cert. No. 3918) - a two-thirds interest at a rate of 2.333 cfs, not to exceed 720 afs

20833 (Cert. No. 7144) - 2.63 cfs, not to exceed 526.5 afa

20861 (Cert. No. 7145) - 2.2 cfs, not to exceed 591 afa

26500 (Cert. No. 13372) - 3.96 cfs, not to exceed 779.16 afa

That portion of Proof No. 02933 in the Matter of the Determination of the Relative Rights in and to the Waters of Camp Valley Creek, Eagle Valley Creek, Panaca Big Spring, Clover Valley Wash, Meadow Valley Wash and their Tributaries in Lincoln and Clark Counties, Nevada dated June 9, 1999, equivalent to 28 units (shares) in the Eagle Valley Irrigation Company, Inc.

V02027 - Sawmill Spring

V02007 - Adams Corral Spring

V02001 - Camp Valley Creek

V01971 - Rosencrante Middle Fork Spring

V01973 - Rosencrante South Fork Spring

V01974 - South Rosencrante Spring

V01975 - Rosencrante

V01990 - Woods - McCullough North Fork Spring

V01991 - Woods - McCullough Middle Fork Spring

V01992 - Woods - McCullough South Fork Spring

V02006 - Meadow Springs

V02002 - Pine Spring

V02004 - Meadow Spring

V02021 - Gleason Basin Spring #4

V02022 - Gleason Basin Spring #1

V02023 - Gleason Basin Spring #2

V01248 (Cert. No. 159) - Parsnip Spring

V01249 - Buster Spring

V02020 - Milk Ranch Spring

V02024 - Lone Trough Spring

V02025 - Monumental Spring

V01972 - Rosencrante

V02006 - Adams Corral

22486 (cancelled)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-281-15
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123079</u>
Book <u>191</u>	Page <u>206-218</u>
Date of Recording: <u>Sept 17, 2004</u>	
Notes:	

3. Total Value/Sales Price of Property: \$4,500,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$4,500,000.00
- Real Property Transfer Tax Due \$17,550.00

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Howard McCrosky* Capacity: *Manager*

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Howard McCrosky</u>	Print Name: <u>Pyramid Development, L.L.C</u>
Address: <u>HC 74 Box 170</u>	Address: <u>6295 Wingfield Springs Dr.</u>
City: <u>Pioche</u>	City: <u>Sparks</u>
State: <u>NV</u> Zip: <u>89403</u>	State: <u>NV</u> Zip: <u>89436</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: NCS-95316-RENO mm/LMH
National Commercial Services
 Address 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89510

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reproduced by First American Title Insurance Rev10/2001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-281-15
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bidg. | f) <input type="checkbox"/> Comm' Vind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
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Date of Recording:	Sept 17, 2004
Notes:	_____

3. Total Value/Sales Price of Property: \$4,500,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$4,500,000.00
 Real Property Transfer Tax Due \$17,550.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: William J. McCrosky Capacity: _____
 Signature: Robert J. ... Capacity: _____
 Signature: Howard McCrosky Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: McCrosky Ranch
 Address: HC 74 Box 170
 City: Pioche
 State: NV Zip: 89403

Print Name: Pyramid Development LLC
 Address: 6295 Wingfield Springs Dr.
 City: Sparks
 State: NV Zip: 89436

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: NCS-95316-RENO mm/LMH
National Commercial Services
 Address 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89510

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