

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title
2004 NOV 19 PM 3 25

LINCOLN COUNTY RECORDED
FEE \$ 43.00 RPTT
L82.50 DEP
LESLIE BOUCHER

RPTT \$682.50

Assessor's parcel: 13-140-15

Recording requested by and return to:

Jordan Valley LLC
5600 S. Gateway Rd
Las Vegas NV 89120

Mail tax statements to:
Grantee
5600 S. Gateway Rd.
Las Vegas, Nevada 89120

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 26 day of August,
2004, between ROCKY MOUNTAIN COMPANY, a Utah Limited
Partnership, of the County of Washington, State of Utah, the
party of the first part, and JORDAN VALLEY, LLC, a Nevada
Limited Liability Company, of the County of Clark, State of
Nevada, the parties of the second part.

W I T N E S S E T H:

That the said party of the first part, for and in
consideration of the sum of TEN DOLLARS (\$10.00), lawful money
of the United States of America to it in hand paid the parties

of the second part, and for other valuable considerations, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the parties of the second party, and to its successors and assignees forever, all that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, more particularly bounded and described as follows, to-wit:

Lot 2 of the Map for Division Into Large
Parcels recorded under File NO. 122298
Official Records of Lincoln County Nevada
On the 17th day of May, 2004.

RESERVING UNTO the parties of the first part: All water and water rights now appurtenant to said Lot 2, including all of Proof #01076 filed in the office of the State Engineer of the State of Nevada, save and except the following described water rights:

5 acres of water rights at 5 acre feet duty per acre, with proportionate diversion rate, equal to 25 acre feet annually under Proof #01076 at the location to which said 5 acres of water rights are now appurtenant as more particularly identified and described on Exhibit "A" attached hereto and incorporated herein.


TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said parties of the second party and to its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has set its hand by and through its authorized representative the day and year first above-written.

ROCKY MOUNTAIN COMPANY

BY:


STANLEY L. GUBLER
General Partner


H. BRADLEY STUCKI,
General Manager

STATE OF UTAH)
 : ss.
County of Washington)

On this 26 day of August, 2004,
personally appeared before me, a Notary Public, in and for the county and state aforesaid, STANLEY L. GUBLER, who acknowledged to me that he was a General Partner of ROCKY MOUNTAIN COMPANY and H. BRADLEY STUCKI, who acknowledged to me that he was the General Manager of ROCKY MOUNTAIN COMPANY, and who are known to me or who proved to me to be the persons, described in and who executed the above and foregoing

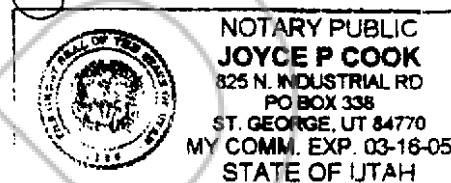
instrument; who further acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

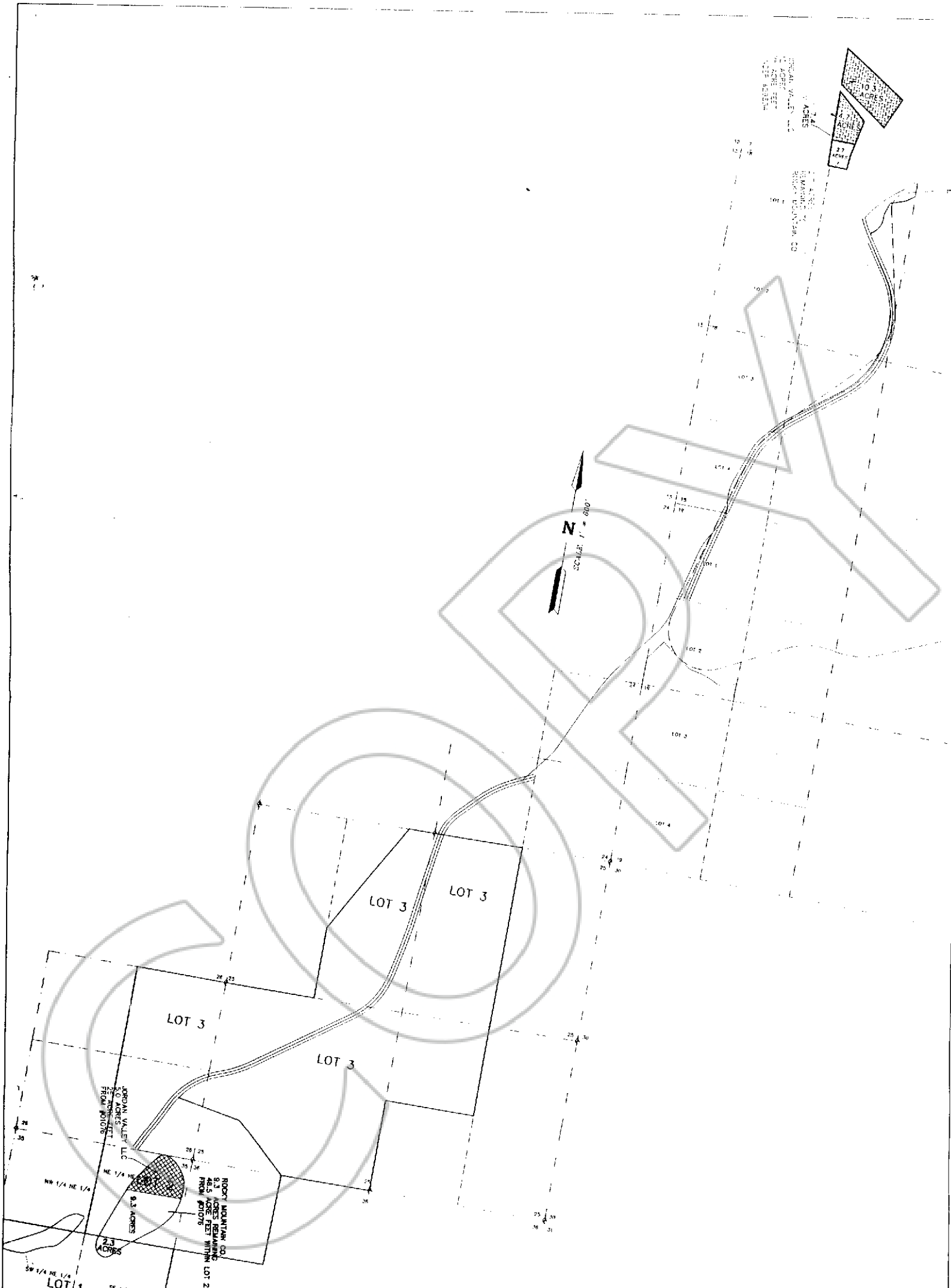
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Joyce P. Cook

Notary Public

Document prepared by:
Mackedon, McCormick & King
179 S. LaVerne Street
Fallon, Nevada 89406





NO. 1	NO. 2	NO. 3	NO. 4
1	1	1	1

EXHIBIT 'A'

PROJECT
ROCKY MOUNTAIN COMPANY/JORDAN VALLEY LLC
 CALIENTE NEVADA

ALPHA
 &
 ENGINEERING
 COMPANY

1617 HARVARD ST. SUITE 107
 DENVER CO 80202

REVISION	DATE	BY	APPROVED

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 123430
 Book: 193 Page: 469-473
 Date of Recording: November 19, 2004
 Notes: _____

1. Assessor Parcel Number(s):
 a) ~~13-140-07 (Ptn)~~
 b) 13-140-15
 c) _____
 d) _____

2. Type of Property:
 a) XX Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property \$ 175,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 175,000.00
 Real Property Transfer Tax Due: \$ 682.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 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: _____ Capacity: _____
 Signature: Ronald Ray Taylor Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(required)

Print Name: ROCKY MOUNTAIN COMPANY
 Address: PO BOX 338
 City/State/Zip: ST. GEORGE UT 84771

BUYER (GRANTEE) INFORMATION
(required)

Print Name: JORDAN VALLEY, LLC
 Address: 5600 S. GATEWAY RD
 City/State/Zip: LAS VEGAS NV 89120

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 19027115
 Address: 363 Erie Main St.
 City/State/Zip: Tonopah, NV 89049

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

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Signature: [Signature] Capacity: General Manager
Signature: [Signature] Capacity: General Partner

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(required)
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