

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 11-120-07 and 11-120-11 and 11-120-12
and 11-120-13 and 11-120-14
File No: NCS-133517-PVL (sgs)
R.P.T.T.: \$2,535.00

First American Title
2005 JAN 18 PM 1 04

LINCOLN COUNTY RECORDER
FEE \$17.00 N/P 2535 DEP
LESLIE DOUGHER

When Recorded Mail To: Mail Tax Statements To:
Joseph Barker and Andrea Barker
205 Lamar Drive
Claremont, CA 91711

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hi-Desert Springs, L.L.C., a Nevada limited liability company who received title as Hi-Desert Springs Corporation, LLC, as to Parcel 1 and 2 and Hi-Desert Springs Corp., L.L.C., a Nevada limited liability company as to Parcel 3 and 4

do(es) hereby *GRANT, BARGAIN and SELL* to

Joseph Barker and Andrea Barker, husband and wife as joint tenants

the real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

Lot numbered Twelve (12) in the Ash Springs Subdivision as shown on Record of Survey being a portion of Section 1, Township 6 South, Range 60 East, M.D.B. & M.

Parcel 2:

That portion of Section 1, Township 6 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northeast corner of said Section 1; thence South 160 feet; thence Southerly a bearing of South 0°45'03" a distance of 900 feet to the true point of beginning; thence Westerly a bearing of South 89°39'03" West a distance of 381.44 feet to the East right of way line of Highway 93; thence 100 feet across said highway to the West right of way line; thence Southerly along Highway right of way a distance of 50.17 feet; thence West 220.02 feet; thence North 50 feet; thence West 200 feet; thence Southerly a bearing of South 03°00'40" West a distance of 550 feet; thence Easterly a bearing of North 87°18'18" West a distance of 493.82 feet to the West right of way of Highway 93; thence Northerly along the Highway right of way line a distance of 300 feet; more or less; thence 100 feet across said Highway right of way; thence Easterly a bearing of South 85°31'31" West a distance of 362.60 feet to a point; thence Northerly a bearing of South 0°45'03" West a distance of 150 feet back to the point of beginning.

Parcel 3:

That portion of Section 1, Township 6 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northeast corner of said Section 1; thence South along the East line thereof a distance of 1210 feet to the true point of beginning; thence continuing South a distance of 400 feet to the Southeast corner of that certain parcel of land conveyed by J.A. Mail, et al, to Orlando E. Dimick et ux, by deed dated August 22, 1944; thence Westerly along the South line of said conveyed parcel a distance of 300 feet more or less 50 a point on the East line a distance of 300 feet to a point; thence Northeasterly along a straight line to the true point of beginning,

Parcel 4:

Real property described as Lot One (1) covered by a deed filed and recorded under the recording No. 19253 in the Lincoln County Recorder's Office Pioche, Nevada, described as follows:

Commencing at a point 160 feet South of the Northeast corner of Section 1, Township 6 South, Range 0 East, M.D.B. & M., and running West 275 feet to the East right of way of U.S. Highway 93; thence South along the Highway right of way 900 feet; thence East to the East boundary line of said Lot One (1); thence North 900 feet to the point of beginning.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

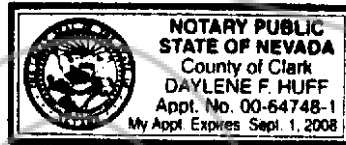
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/23/2004

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by _____ of **Hi-Desert Springs Corporation, LLC, as to Parcel 1 and 2.**

Notary Public
(My commission expires: _____)



STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on January 3, 2005 by Derald Ulmer, Manager of **Hi-Desert Springs Corp., L.L.C., a Nevada limited liability company as to Parcel 3 and 4.**

Daylene F. Huff
Notary Public
(My commission expires: Sept 1, 2008)

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by _____ of **Hi-Desert Springs Corp., L.L.C., a Nevada limited liability company as to Parcel 3 and 4.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 23, 2004** under Escrow No. **NCS-133517-PVL.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 11-120-07, 11, 12, 13, 14
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input checked="" 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>123651</u>
Book	<u>195</u> Page: <u>488-490</u>
Date of Recording:	<u>Jan 18, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$650,000.00
 Deed in Lieu of Foreclosure On y (value of property) (\$)
 Transfer Tax Value: \$650,000.00
 Real Property Transfer Tax Due: \$2,535.00

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

5. Partial Interest: Percentage being transferred: 100 %

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. Pursuan: to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Buyer
 Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Hi-Desert Springs, LLC
 Address: P.O. Box 999
 City: Fairview
 State: OR Zip: 97024

Print Name: Joseph Barker and Andrea Barker
 Address: 205 Lamar Drive
 City: Claremont
 State: CA Zip: 91711

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

Print Name: First American Title Insurance Company, NCS File Number: NCS-133517-PVL sgs/nd
 Address 900 S. Pavilion Center Drive, #190
 City: Las Vegas State: NV Zip: 89144

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 11-120-07, 11, 12, 13, 14
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 123651
 Book 195 Page: 488-490
 Date of Recording: Jan 18, 2005
 Notes: _____

3. Total Value/Sales Price of Property: \$650,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$650,000.00
 Real Property Transfer Tax Due: \$2,535.00

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

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] Cap ty: MA
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Hi-Desert Springs, LLC
 Address: P.O. Box 999
 City: Fairview
 State: OR Zip: 97024

(REQUIRED)
 Print Name: Joseph Barker and Andrea Barker
 Address: 205 Lamar Drive
 City: Claremont
 State: CA Zip: 91711

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

Print Name: First American Title Insurance Company, NCS File Number: NCS-133517-PVL sgs/nd
 Address: 900 S. Pavilion Center Drive, #190
 City: Las Vegas State: NV Zip: 89144

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