

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 005-021-03,04,05,07

File No: 152-2183092 (MJ)

R.P.T.T.: \$9,457.50

First American Title

2005 MAR 1 PM 3 18

LINCOLN COUNTY RECORDER
FEE \$16.00 NAPT
945750 DEP
LESLIE BOUCHER RB

When Recorded Mail To: Mail Tax Statements To:
Cave Valley Ranch, LLC
1932 Ivy Point Lane
Las Vegas, NV 89134

THIS DEED IS BEING RECORDED CONCURRENTLY IN LINCOLN COUNTY, NEVADA,
AND WHITE PINE COUNTY, NEVADA.

GRANT, BARGAIN and SALE DEED

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

William E. Mull and Connie P. Mull, Trustees, or the successor in trust as Trustee of the
Mull Revocable Trust under agreement dated January 13, 1999

do(es) hereby GRANT, BARGAIN and SELL to

Cave Valley Ranch, LLC, a Nevada Limited Liability Company

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

White Pine County

Parcel 1:

Township 10 North, Range 63 East, M.D.B. & M.

Section 25: E 1/2 of NE 1/4

Township 10 North, Range 64 East, M.D.B. & M.

Section 19: Lots 2, 3 and 4;

Section 22: SE 1/4 of SE 1/4;

Section 26: SW 1/4 of NW 1/4;

Section 27: NW 1/4 of NE 1/4, S 1/2 of N 1/2; SE 1/4 of SW 1/4;

Section 28: S 1/2 of NE 1/4;

Section 30: Lots 1, 2, 3 and 4;

Section 31: Lots 1 and 2; SW 1/4;

Section 34: E 1/2 of SE 1/4

Lincoln County

Parcel 2

Township 9 North, Range 63 East, M.D.B. & M.

Section 12: S 1/2 of SW 1/4;

Township 9 North, Range 64 East, M.D.B. & M.

Section 4: N 1/2 of NE 1/4; SW 1/4 of SW 1/4;

Section 5: S 1/2 of SE 1/4; SE 1/4 of SW 1/4;

Section 6: W 1/2 of NE 1/4; NW 1/4; W 1/2 of SE 1/4; NE 1/4 of SW 1/4

Section 8: SW 1/4 of SE 1/4; NE 1/4 of NW 1/4; S 1/2 of NW 1/4; NE 1/4; N 1/2 of S 1/2; SE 1/4 of SW 1/4;

Section 9: W 1/2 of NW 1/4; NW 1/4 of SW 1/4;

Section 15: SW 1/4 of NW 1/4; NW 1/4 of SW 1/4;

Section 16: NW 1/4 of NW 1/4; S 1/2 of N 1/2; S 1/2;

Section 17: W 1/2 of NE 1/4; N 1/2 of SE 1/4; SE 1/4 of SE 1/4;

Section 21: NW 1/4 of NW 1/4;

Section 20: NE 1/4 of NE 1/4

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to the following numbered permits and proofs:

4881, 9720, 9721, V01658, V01659, V01660, V01675, V01678, V01679, V01680, V01681, V01697, V01699, V01807;

TOGETHER WITH all of Seller's right title and interest in mineral rights upon or within the above-described property, and their lessor's interest in any mineral leases which may exist upon the aforesaid mineral rights, if any.

TOGETHER WITH all hunting rights of every name or nature, if any.

TOGETHER WITH all improvements and fixtures situate thereon.

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: 02/23/2005

William E. Mull and Connie P. Mull, Trustees,
or the successor in trust as Trustee of the
Mull Revocable Trust under agreement dated
January 13, 1999

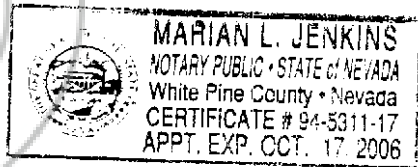
William E. Mull
William E. Mull, Trustee

Connie P. Mull
Connie P. Mull, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **WHITE PINE**)

This instrument was acknowledged before me on February 25, 2005 by **William E. Mull and Connie P. Mull.**

Marian L. Jenkins
Notary Public
(My commission expires: 12-17-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 23, 2005** under Escrow No. **152-2183092.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 005-021-03,04,05,07 Lincoln County
 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 checked="" type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 123873
 Book 197 Page: 286
 Date of Recording: Mar. 1, 2005
 Notes: _____

3. Total Value/Sales Price of Property: \$2,425,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$2,425,000.00
 Real Property Transfer Tax Due: ~~\$4,852.50~~ 9457.50

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 E. Mull Capacity: MANAGER, CAVE VALLEY RANCH, LLC
 Signature: _____ Capacity: & Seller

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: William E. Mull and Connie P. Mull, Trustees
 Address: P.O. Box 749
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Cave Valley Ranch, LLC
 Address: 1932 Ivy Point Lane
 City: Las Vegas
 State: NV Zip: 89134

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2183092 MJ/MJ
 Address: 768 Aulman Street, Ely, NV 89301, P.O. Box 151019
 City: Ely State: NV Zip: 89315

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-021-03,04,05,07 Lincoln County
- b) _____
- c) _____
- d) _____

2. Type of Property

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- 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 _____

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3. Total Value/Sales Price of Property: _____

\$2,425,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

(\$ _____)

Transfer Tax Value: _____

\$2,425,000.00

Real Property Transfer Tax Due _____

\$9,457.50

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Signature: William E. Mull Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: William E. Mull and Connie P. Mull, Trustee

Print Name: Cave Valley Ranch, LLC

Address: P.O. Box 749

Address: 1932 Ivy Point Lane

City: Pioche

City: Las Vegas

State: NV Zip: 89043

State: NV Zip: 89134

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

Print Name: First American Title Company of Nevada

File Number: 152-2183092 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049

City: Ely

State: NV Zip: 89315

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

Reproduced by First American Title Insurance Rev10/2001