

FILED FOR RECORDING
AT THE REQUEST OF

Anderson & Dorn, LTD

2005 MAR 8 PM 1 17

LINCOLN COUNTY RECORDER
FEE 18.00 DEPOSE
LESLIE BOUCHER

APN: 06-291-22(a portion of); 06-41-02,
6-401-03, 12-050-04, and 12-050-07

RECORDING REQUESTED BY:
ANDERSON & DORN, LTD.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:
ANDERSON & DORN, LTD.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:
Eldon and Brenda Crawford
5195 Kirkway Drive
Winnemucca, Nevada 89445

RPTT: \$0.00 Exempt (6)

Exempt (6): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ELDON CRAWFORD AND BRENDA CRAWFORD, husband and wife as
community property with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ELDON G. CRAWFORD AND BRENDA D. CRAWFORD, Trustees, or their successors
in trust, under the CRAWFORD LIVING TRUST, dated March 17, 2004, and any
amendments thereto. It is the intent of the Grantors to maintain ownership of
this asset as the Community Property of ELDON G. CRAWFORD AND BRENDA D.
CRAWFORD.

ALL that real property situated in the **County of Lincoln**, State of Nevada, more
particularly described in Exhibit "A", attached hereto and incorporated herein.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 4th day of February, 2004.

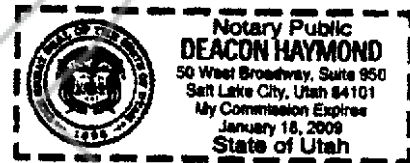
Eldon G Crawford
ELDON G. CRAWFORD

Brenda Crawford
BRENDA CRAWFORD

STATE OF UTAH

}ss:

COUNTY OF SALT LAKE



This instrument was acknowledged before me, this

4th day of February, 2004.
by ELDON G. CRAWFORD and BRENDA CRAWFORD

Deacon Haymond
Notary Public

EXHIBIT "A"

Legal Description:

The Southeasterly part of the large ranch properties located in Dry Valley, Lincoln County, Nevada on both sides of Mount Diablo Baseline in: (i) Sections 31, 32, 33 and 34, Township 1 North, Range 69 East; and, (ii) Sections 2, 3, & 4, Township 1 South, Range 69 East (which properties are originally described in Book 17, Page 150 Exhibit A and Book 18, Page 233, and variously described in Book 65, Page 436, and Book 78, Pages 219 and 224, all in the Official Records of Lincoln County, Nevada) and which are depicted on the Record of Survey Map to Show Division Boundary of the Mathews-Crawford Ranch in Dry Valley, Lincoln County, Nevada in Sections 2, 3, 4, 5, & 6 of T.1S., R.69E.; Section 36, T.1N., R.68E.; and, Sections 31, 32, 33 & 34, T. 1N., R.69E., M.D.M. recorded January 5, 1999 as File No. 112126, in Plat Book B, at page 180 of the Official Records of Lincoln County, Nevada, and more particularly described as follows:

PARCEL ONE:

Beginning at point marked by 5/8" rebar with cap stamped P.L.S. 12751 located on the Mount Diablo Baseline, from which the South quarter (S1/4) corner of Section 31, T.1N., R.69E. bears N.89°46'13"W., 520.43 feet marked by a B.L.M. Brass Cap marked "1/4 South 31, 1974"; Thence S.89°46'13"E., 797.89 feet along the said Baseline to the Southeast corner of the SW ¼ SE ¼ of Section 31, T.1N., R.69E.; Thence North 1320 feet more or less to the Northeast corner of the SW ¼ SE1/4 of Section 31;

Thence East 2840 feet more or less to the Northwest corner of the SE1/4 SW1/4 Section 32, T.1N., R.69E.;

Thence South 1320 feet more or less to the Southwest corner of the SE1/4 SW1/4 Section 32;

Thence East 3040 feet more or less along the Mount Diablo Baseline to the Northwest corner of Lot 1 (located within the NE1/4 Section 4, T.1S., R.69E.);

Thence South 660 feet more or less along the West line of said Lot 1 to the Southwest corner of said Lot 1;

Thence East 2840 feet more or less to the Southeast corner of Lot 4 of Section 3, T.1S., R.69E.;

Thence North 660 feet more or less to the Northeast corner of said Lot 4 (located on the Mount Diablo Baseline);

Thence West 410 feet more or less along the said Baseline to the Southeast corner of the SW1/4 SW1/4 of Section 33, T.1N., R.69E.;

Thence North 1320 feet more or less to the Northeast corner of the SW1/4 SW1/4 of Section 33;

Thence West 3960 feet more or less to the Northwest corner of the SW1/4 SE1/4 of Section 32;

Thence North 1320 feet more or less to the Northeast corner of the NE1/4 SW1/4 of Section 32;

Thence West 1320 feet more or less to the Southeast corner of the SW1/4 NW1/4 of Section 32;

** Thence North 929.38 feet along the East line of the SW1/4 NW1/4 Section 32 *;

Thence S.56°43'07"W., 744.95 feet * at the Southeast corner of a concrete well pump base;

Thence S.56°11'13"W., 1837.92 feet *;

Thence S.51°22'05"W., 1818.92 feet *;

Thence S.37°37'24"E., 261.41 feet *;

Thence S.03°43'51"W., 731.32 feet * on the said Baseline and the Point of Beginning **

* to a point marked by a 5/8 inch rebar with cap stamped P.L.S. 12751

** Distances and bearings within double asterics are measured

Basis of Bearings of measured lines is the North-South centerline of Section 31, Township 1 North, Range 69 East, M.D.M., which is South 00°26'30" West.

PARCEL TWO:

The Northeast quarter of the Southwest quarter (NE1/4 SW1/4) of Section 2, and Lot Three (3) and the Southeast quarter of the Northwest quarter (SE1/4 NW1/4) of Section 3, in T.1S., R.69E., M.D.M., in Lincoln County, Nevada.

PARCEL THREE:

The Southwest quarter of the Southeast quarter (SW1/4 SE1/4) of Section 34, T.1N., R.69E., M.D.M., and Lots Two (2) and Three (3) and the South half of the Northwest quarter (S1/2 NW1/4) of Section 2, and Lots One (1) and Two (2) and the South half of the Northeast quarter (S1/2 NE1/4) of Section 3, all in T.1S., R.69E., M.D.M., in Lincoln County, Nevada.

TOGETHER WITH the water, water rights and the right to beneficially use the public waters of the State of Nevada appurtenant to the real property described above and appropriated

under the proofs, applications, permits and certificates filed as Proof No. 01795;

Application No. 16493, Certificate No. 5629; Application No. 18352, Certificate No. 6252; Application No. 20829, Certificate No. 7402; Application No. 22260, Certificate No. 7596; Application No. 22469, Certificate No. 7896; Application No. 24217, Certificate No. 8726; Application No. 24218, Certificate No. 8727; Application No. 24219, Certificate No. 8728; Application No. 24509, Certificate No. 9259; Application No. 37560; Application No. 37561; Application No. 43770; and, Application No. 43771 with the State Engineer of the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, diverted from various sources and used for irrigation and domestic purposes.

TOGETHER WITH a perpetual easement and right of way to erect, construct, install, lay and use, operate, inspect, repair, maintain, replace, reconstruct and remove electrical power transmission lines, poles and related appurtenances and incidents thereto, over, upon, across, under and through the existing route of the electrical transmission lines on the land identified as Lincoln County Assessor's Parcel Nos. 06-291-09, 06-291-21, 06-291-22 (portion), 06-301-20, 12-060-04, 12-060-07, 12-060-12, and, 12-060-13, and described as the Northwestern part of the large ranch properties located in Dry Valley, Lincoln County, Nevada on both sides of the Mount Diablo Baseline in: (i) Section 36, Township 1 North, Range 68 East; (ii) Sections 31 and 32, Township 1 North, Range 69 East; and, (iii) Sections 5 and 6, Township 1 South, Range 69 East (which properties are originally described in Book 17, Page 150 Exhibit A, and Book 90, Page 77, and also variously described in Book 65, Page 436 and Book 78, Pages 219 and 224, all in the Official Lincoln County Real Estate Deed Records) and which are depicted on the Record of Survey Map to Show Division Boundary of the Mathews-Crawford Ranch in Dry Valley, Lincoln County, Nevada in Sections 2, 3, 4, 5, & 6 of T.1S., R.69E.; Section 36, T.1N., R.68E.; and, Sections 31, 32, 33 & 34, T.1N., R.69E., M.D.M. recorded January 5, 1999 as File No. 112126, in Plat Book B, at Page 180 of the Official Records of Lincoln County, Nevada.

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, issues and profits thereof.

Prior deed recorded in the Office of the County Recorder in Lincoln County, Nevada on March 2, 1999 as Document No. 112398. Book 140, Pages 295 through 298.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 06-291-22, 06-41-02
- b) 06-401-03, 012-050-07
- c) _____
- d) _____

| | |
|---|---------------------------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Document/Instrument #: | <u>124016</u> |
| Book: | <u>197</u> Page: <u>491-496</u> |
| Date of Recording: | <u>March 8, 2005</u> |
| Notes: | |

2. Type of Property:

- a) ___ Vacant Land
- b) X 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 _____

3. Total Value /Sales Price of Property:

\$ _____

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

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ 0.00 Exempt (6)

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 6

b. Explain Reason for Exemption: A transfer of title to or from a trust, if the transfer is made without consideration

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: Brenda Muller Capacity: Representative

Signature: _____ Capacity: _____

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

Print Name: Eldon and Brenda Crawford
Address: 5195 Kirkway Drive
City/State: Winnemucca, NV 89445

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

Print Name: Same as Grantors
Address:
City/State:

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

Print Name: Anderson & Dorn, Ltd.
Address: 500 Damonte Ranch Parkway, Suite 860
City, State, Zip: Reno, Nevada 89521

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED)