

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JUL 19 AM 9 12

LINCOLN COUNTY RECORDER
FEE 18.00 DEP *ae*
LESLIE BOUCHER

APN# 11-120-07 & 11-120-11 & 11-120-

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm> *b*

Grant Bargain Sale
deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Deed being re-recorded to correct
legal description

Recording requested by:

FIRST AMERICAN TITLE

Return to: AND MAIL TAX STATEMENTS TO:

Name FIRST AMERICAN TITLE COMPANY

Address 180 CASSIA WAY #502

City/State/Zip HENDERSON, NEVADA 89014

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

123651

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, NEVADA
FILED IN DEPT
CLERK'S OFFICE

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:

This deed is being re-recorded to correct legal.

rec 195 rec 488

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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 to 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 Ploche, Nevada, described as follows:

Commencing at a point 160 feet South of the Northeast corner of Section 1, Township 6 South, Range 60 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

195 net 499

HI-Desert Springs Corporation, LLC, a Nevada Limited Liability Company as to Parcel 1 and 2

HI-Desert Springs Corp., L.L.C., a NV liability company as to Parcel 3 and 4

By: [Signature]
Its: David L. Miller

By: [Signature]
Its: David L. Miller

By: _____
Its: _____

By: _____
Its: _____

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)



This instrument was acknowledged before me on January 3, 2005 by David L. Miller, Manager of HI-Desert Springs Corporation, LLC, as to Parcel 1 and 2.

[Signature]
Notary Public
(My commission expires: Sept 1, 2008)

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STATE OF NEVADA)
)
COUNTY OF CLARK) ss.

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)
)
COUNTY OF CLARK) ss.

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

Davlene F. Hulff
Notary Public
(My commission expires: Sept. 2008)

STATE OF NEVADA)
)
COUNTY OF CLARK) ss.

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.

195 REC 491

I hereby certify that the foregoing is a full and correct copy of the original document copy of record in this office. In book 195 of Recent Springs of HI of Lincoln County Nevada.

Date: July 14, 2005
Recorder: Leslie Boucher

Leslie Boucher

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 Family Res. |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Building | f) <input type="checkbox"/> Commercial Ind'l |
| g) <input type="checkbox"/> Agriculture | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>124905</u>
Book: <u>204</u>	Page: <u>86-90</u>
Date of Recording: <u>July 19, 2005</u>	
Notes: _____	

3. Total Value / Sales Price of Property: \$ _____
- Deed In Lieu Only (value of forgiven debt): \$ _____
- Taxable Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 3
- b. Explain Reason for Exemption: Deed to be rerecorded to correct legal

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.070, 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 parties agree that insolvency of any claimed exemption, or their 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: Alison Long Capacity: Escrow Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: High Desert Springs, LLC

Address: P.O. Box 999

City: Fairview

State: OR Zip: 97024

Print Name: Joseph Banker and Andrea Banker

Address: 705 Tamar Drive

City: Claremont

State: CA Zip: 91711

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name: First American Title Insurance Co. NCS Esc. # NCS-133517 PVL #

Address: 400 S. Pavilion Center Drive #190

City: Las Vegas State: NV Zip: 89144

(As a public record, this form may be recorded, microfilmed)