

125227

APNs: 013-020-17; 013-020-19;
and 013-020-20

Mail Tax Statements to:

Debi Blades
Tuffy Ranch Properties, LLC
6600 N. Wingfield Parkway
Sparks, Nevada 89436

When Recorded Mail to:

Carl D. Savely
Tuffy Ranch Properties, LLC
6600 N. Wingfield Parkway
Sparks, Nevada 89436

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2005 SEP 20 PM 3 32

LINCOLN COUNTY RECORDER
FEE 17.00
LESLIE BOUCHER

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Henry R. Brackenbury and Joi L. Brackenbury, husband and wife as joint tenants with right of survivorship (each a "Grantor" and collectively the "Grantors"), do hereby grant, bargain, sell and convey to Tuffy Ranch Properties, LLC, a Nevada limited liability company ("Grantee"), whose address is 6600 N. Wingfield Parkway, Sparks, Nevada 89436, all right, title and interest in and to that real property situate in the County of Lincoln, State of Nevada, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining and subject to all restrictions and encumbrances of record, but excepting monetary liens.

Dated this 16th day of September, 2005.

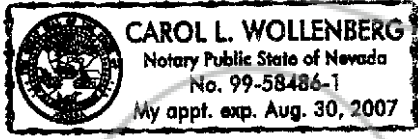
Henry R Brackenbury
Henry R. Brackenbury

Joi L. Brackenbury
Joi L. Brackenbury

STATE OF NEVADA)
 Clark) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2005 by Henry R. Brackenbury.

Carol L. Wollenberg
Notary Public



STATE OF NEVADA)
 Clark) ss.
COUNTY OF ~~LINCOLN~~)

This instrument was acknowledged before me on September 15, 2005 by Joi L. Brackenbury.

Carol L. Wollenberg
Notary Public

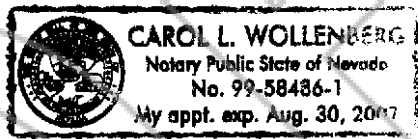


EXHIBIT A

Legal Description of Property

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

Land:

Parcel 1:

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4); the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 15, Township 3 South, Range 67 East, M.D.M.

Parcel 2:

Parcel 2 as shown on Map of Division into Large Parcels for Lom Thompson recorded February 27, 1996 as File No. 104837 in Plat Book A, page 476, in the Office of the County Recorder of Lincoln County, Nevada, being a portion of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 21, Township 3 South, Range 67 East, M.D.M.

Parcel 3:

All of Section 22, Township 3 South, Range 67 East, M.D.M.

Excepting therefrom all that parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 22, Township 3 South, Range 67 East, M.D.M., lying West of U.S. Highway 93, and more particularly described as follows:

Beginning at the Northwest Corner of said Section 22, monumented by a standard Bureau of Land Management Brass Cap; thence N89°53'16" East 908.57 feet along the north line of said Section 22 to the U.S. Highway right-of-way to a NDOT Concrete Monument and Center Pin; thence South 50°19'15" West 1,184.60 feet along said U.S. Highway right-of-way to a Rebar and Cap stamped P.L.S. 6204; thence North 00°14'19" East 754.58 feet to the Point of Beginning.

Parcel 4:

The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); the North Half (N1/2) of the Northwest Quarter (NW1/4); and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 27, Township 3 South, Range 67 East, M.D.M.

Parcel 5:

The Northeast Quarter (NE1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 3 South, Range 67 East, M.D.M.

Parcel 6:

Parcel No. 2 as shown on Parcel Map for Lom Thompson recorded December 2, 1996 as File No. 106560 in Plat Book B, Page 10, in the Office of the County Recorder of Lincoln County, Nevada, being a portion of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 28, Township 3 South, Range 67 East, M.D.M.

Water Rights:

Permit No.

22477 (Certificate 7554) - 2.1 cfs, not to exceed 560.00 afa
24327 (Certificate 14438) - 1.28 cfs, not to exceed 1,115.60 afa
25873 (Certificate 9286) - 3.34 cfs, not to exceed 1,675.00 afa
57679 - 2.120 cfs, not to exceed 1,130.00 afa (combined duty with 57680 of 1,130.00 afa)
57680 - 2.670 cfs, not to exceed 1,130.00 afa (combined duty with 57679 of 1,130.00 afa)

Together with any and all other water rights or ditch rights owned or utilized by Seller which are appurtenant to the Land.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-020-17
- b) 013-020-19
- c) 013-020-20
- 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	
Book <u>206</u>	Page: <u>340-343</u>
Date of Recording: <u>Sept 20, 2005</u>	
Notes: <u>#125227</u>	

3. Total Value/Sales Price of Property: \$1,764,720.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$1,764,720.00
 Real Property Transfer Tax Due \$6,883.50

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 parties agree that 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: Marian Jenkins Agent Capacity: Seller
 Signature: Marian Jenkins Agent Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Henry R. Brackenbury and Joi L.
 Print Name: Brackenbury
 Address: PO Box 75
 City: Caliente
 State: NV Zip: 89008

(REQUIRED)
 Tuffy Ranch Properties,
 Print Name: LLC
 Address: 6600 N. Wingfield Parkway
 City: Sparks
 State: NV Zip: 89436

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

First American Title Company of
 Print Name: Nevada File Number: 152-2222186 MJ/MJ
 768 Aultman Street, Ely, NV 89301,
 Address P.O. Box 151048
 City: Ely State: NV Zip: 89315

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