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FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 SEP 27 PM 3 30

LINCOLN COUNTY RECORDER
FEE 16.00 TP# 21216.00 DEPCA
LESLIE BOUCHER

APN _____

APN _____

APN _____

The United States of America Patent 27-2005-0123
Title of Document

Grantees address and mail tax statement:

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-74966, WHEREAS

Lincoln County Investors, LLC

is entitled to a land patent pursuant to the Lincoln County Conservation, Recreation, and Development Act of 2004, Public Law 108-424, and in accordance with the Act of October 21, 1976 (43 U.S.C. 1713 and 1719), as amended, for the following described land:

Mount Diablo Meridian, Nevada

T. 12 S., R. 70 E.,

sec. 25, E $\frac{1}{2}$;

sec. 36, E $\frac{1}{2}$, SW $\frac{1}{4}$.

T. 12 S., R. 71 E.,

sec. 29, Lot 2;

sec. 30, Lots 6, 7, 10, 11, W $\frac{1}{2}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$;

sec. 31, Lots 6, 7, 10, W $\frac{1}{2}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

sec. 32, Lots 2 to 3, inclusive.

Containing 2,009.57 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Lincoln County Investors, LLC the land described above, TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Lincoln County Investors, LLC, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945); and
2. All sodium, potassium, oil and gas mineral deposits in the land subject to this conveyance, including without limitation, the disposition of these substances under the mineral leasing laws, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe. This reservation includes all necessary and incidental activities conducted in accordance with the provisions of the mineral leasing laws in effect at the time such activities are undertaken, including, without limitation, necessary access and exit rights, all drilling, underground, or surface mining operation, storage and transportation facilities deemed necessary and authorized under law and implementing regulations.

Patent Number **27-2005-0123**

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SUBJECT TO:

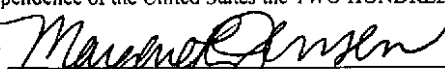
1. Valid existing rights;
2. Right-of-way N-57508 for road purposes granted to the City of Mesquite, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
3. Right-of-way N-63356 for water pipeline, power line, and road purposes granted to Virgin Valley Water District, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

By accepting this patent, the patentee, Lincoln County Investors, LLC, agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgements of any kind or nature arising from the past, present, and future acts or omissions of the patentee or its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee and its employees, agents, contractors, or lessees, or any third party, arising out of or in connection with the use and/or occupancy of the patented real property which has already resulted or does hereafter result in: (1) Violations of federal, state, and local laws and regulations that are now, or may in the future become, applicable to the real property; (2) Judgements, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substance(s), as defined by federal or state environmental laws; off, on, into or under land, property and other interests of the United States; (5) Other activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property and may be enforced by the United States in a court of competent jurisdiction.

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(f)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1677), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances has been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed. GIVEN under my hand, in RENO, NEVADA, the EIGHTH day of AUGUST in the year of our Lord TWO THOUSAND and FIVE and of the Independence of the United States the TWO HUNDRED and THIRTIETH.

By



Margaret L. Jensen, Deputy State Director
Natural Resources, Lands, and Planning

[SEAL]

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) N-74966 (Parcel B)
 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 |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY
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 Date of Recording: Sept 27, 2005
 Notes: #125288

3. Total Value/Sales Price of Property \$5,440,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 5,440,000.00
 Real Property Transfer Tax Due \$ 21,219.90 21,216.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 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 [Signature] Capacity Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lincoln County Inv.
 Address: 7700 College Town Dr
 City: Sacramento
 State: CA Zip: 95824

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Lincoln County Inv.
 Address: 7700 College Town Dr.
 City: Sacramento
 State: CA Zip: 95824

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Equity Title Of Nevada Escrow #: 05030343
 Address: 7360 W Flamingo Road
 City: Las Vegas, NV 89147 State: _____ Zip: _____

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.