

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 DEC 30 AM 9 24

LINCOLN COUNTY NE. REPLY
FEE 1.00 TO 2.00 DEP on
LESLIE BOONER

APN: 06-301-32

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

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Kerry Holt Farms, LTD, a Utah limited partnership ("Grantor"), does 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 30th day of December, 2005.


KERRY HOLT FARMS, LTD.,
a Utah limited partnership

By: *Kerry Holt*
Kerry Holt, General Partner

STATE OF Utah)
) ss.
COUNTY OF Washington)

This instrument was acknowledged before me on December 29, 2005 by Kerry Holt as General Partner of Kerry Holt Farms, LTD, a Utah limited partnership.

Laurie Jones

	NOTARY PUBLIC
	LAURIE JONES
	25 E Main
	Enterprise, UT 84725
	My Commission Expires March 10, 2009
STATE OF UTAH	

Notary Public

Exhibit A

Legal Description of Property

All that certain real property situate in Patterson Valley, Township 1 North, Range 68 East, M.D.M., Lincoln County, described as follows:

Land:

- Section 6: Southeast Quarter (SE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$); Northeast Quarter (NE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$); South Half (S $\frac{1}{2}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$); South Half (S $\frac{1}{2}$), Northeast Quarter (NE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); Southeast Quarter (SE $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); South Half (S $\frac{1}{2}$), Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); South Half (S $\frac{1}{2}$); Northwest Quarter (NW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$);
- Section 7: North Half (N $\frac{1}{2}$), Northeast Quarter (NE $\frac{1}{4}$); North Half (N $\frac{1}{2}$), South Half (S $\frac{1}{2}$), Northeast Quarter (NE $\frac{1}{4}$); South Half (S $\frac{1}{2}$), Southwest Quarter (SW $\frac{1}{4}$), Northeast Quarter (NE $\frac{1}{4}$); Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Northeast Quarter (NE $\frac{1}{4}$); North Half (N $\frac{1}{2}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Northeast Quarter (NE $\frac{1}{4}$); Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Northeast Quarter (NE $\frac{1}{4}$); Northeast Quarter (NE $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$); North Half (N $\frac{1}{2}$), Southeast Quarter (SE $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$); Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Northeast Quarter (NE $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); Northwest Quarter (NW $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); West Half (W $\frac{1}{2}$), Southwest Quarter (SW $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$); West Half (W $\frac{1}{2}$), West Half (W $\frac{1}{2}$), Southwest Quarter (SW $\frac{1}{4}$), Southeast Quarter (SE $\frac{1}{4}$);
- Section 8: West Half (W $\frac{1}{2}$), West Half (W $\frac{1}{2}$), Northwest Quarter (NW $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$); Northwest Quarter (NW $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$), Northwest Quarter (NW $\frac{1}{4}$).

Water Rights:

Proof/Permit No.:

49041 (Certificate 14141)
58314 (Certificate 14152)

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

COOPER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 06-301-32
- b) _____
- c) _____
- 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 Ranch

FOR RECORDERS OPTIONAL USE
 Book 210 Page: 159-161
 Date of Recording: Dec 30, 2005
 Notes: #125720

3. Total Value/Sales Price of Property: \$2,560,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$2,560,000.00
 Real Property Transfer Tax Due \$9,984.00

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: [Signature] Capacity: [Signature]
 Signature: [Signature] Capacity: [Signature]

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kerry Holt Farms LTD.
 Address: P.O. Box 249
 City: Enterprise
 State: UT Zip: 84725

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tuffy Ranch Properties, 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: 152-2247169 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)