

A portion of APN: 008-201-04;
008-201-18

Mail Tax Statements to,
and when Recorded Mail to:

The Conservation Fund
1655 North Fort Myer Drive, Suite 1300
Arlington, Virginia 22209
Attn: Richard Erdmann, Esq.



06057020-FB

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Coyote Springs Investment LLC, a Nevada limited liability company ("Grantor"), does hereby grant, bargain and sell to The Conservation Fund, a Maryland non-profit corporation ("Grantee"), whose address is 1655 North Fort Myer Drive, Suite 1300, Arlington, Virginia 22209, all right, title and interest in and to that certain real property situate in the County of Lincoln, State of Nevada, which is more particularly described on Exhibit A attached hereto and incorporated herein, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, and

SUBJECT TO all restrictions and encumbrances of record.

Dated this 26th day of December, 2006.

GRANTOR:

COYOTE SPRINGS INVESTMENT LLC,
a Nevada limited liability company

By: Harvey Whittemore
Harvey Whittemore, Manager

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 26, 2006, by Harvey Whittemore as Manager of Coyote Springs Investment LLC, a Nevada limited liability company.

Pamela L. Stanley
Notary Public

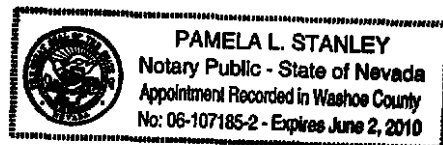


Exhibit A**Legal Description of the Property**

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

Parcel 1:

Parcel 2 of Parcel Map recorded December 22, 2006 in Book C, Page 0282, as Instrument No. 128085, Official Records, Lincoln County, Nevada.

Parcel 2:

Parcel 2 of Parcel Map recorded December 22, 2006 in Book C, Page 0285, as Instrument No. 128088, Official Records, Lincoln County, Nevada.

State of Nevada
Declaration of Value

Recording requested By
CHICAGO TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$40.00
Recorded By: AE RPTT: \$49,920.00
Book- 227 Page- 0342

1. Assessor's Parcel Number(s)

- a) 008-201-18 (portion)
- b)
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$12,800,000.00
 Deed in Lieu of Foreclosure Only (value of property): ()
 Transfer Tax Value: \$12,800,000.00
 Real Property Transfer Tax Due: \$49,920.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: ___%

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 AVP - Chicago Title
 Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Coyote Springs Investment LLC
 Address: 6600 N. Wingfield Parkway
 City: Sparks
 State: NV Zip: 89436

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Conservation Fund
 Address: 1655 N. Ft. Myer Dr. #1300
 City: Arlington
 State: Virginia Zip: 22209

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

Print Name: Chicago Title
 Address: 3980 Howard Hughes Parkway
 City/State/Zip: Las Vegas, NV 89169

Escrow #: 06057029-027