

**Official Record**Recording requested By  
CHICAGO TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4

RPTT: \$10,093.20 Recorded By: AE

Book- 234 Page- 0514

APNs: 06-201-17; 06-201-19;  
06-201-20; 06-201-10;  
and 06-201-29

**Mail Tax Statements to:**

Laurie Baxter  
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

07010251-FB



0129706

**Grant, Bargain and Sale Deed**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Dennis Bevan Lister and Joann Lister, husband and wife as community property with right of survivorship, and Dennis Bevan Lister (who acquired title as Dennis Bevan) and Joann Lister, husband and wife as joint tenants with full 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 14th day of August, 2007.

  
Dennis Bevan Lister

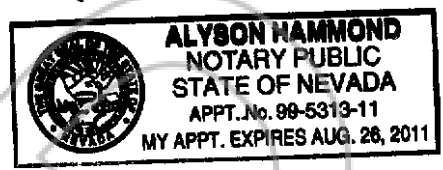
  
Joann Lister



STATE OF NEVADA )  
 ) ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on August 14, 2007 by Dennis Bevan Lister.

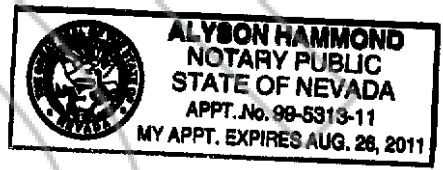
*Alyson Hammond*  
Notary Public



STATE OF NEVADA )  
 ) ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on August 14, 2007 by Joann Lister.

*Alyson Hammond*  
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 Northeast Quarter (NE $\frac{1}{4}$ ) of Section 21, Township 2 North, Range 67 East, M.D.M.

**Parcel 2:**

The Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); of Section 22, Township 2 North, Range 67 East, M.D.M.

**Parcel 3:**

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 2 North, Range 67 East, M.D.M.

**Parcel 4:**

The South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 2 North, Range 67 East, M.D.M.

**Parcel 5:**

That portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 22, Township 2 North, Range 67 East, M.D.M. described as follows:

Parcel Two (2) of that certain Parcel Map on file in Book C of Parcel Maps, Page 327, recorded April 17, 2007, as Document No. 128762, in the Office of the County Recorder of Lincoln County, Nevada.

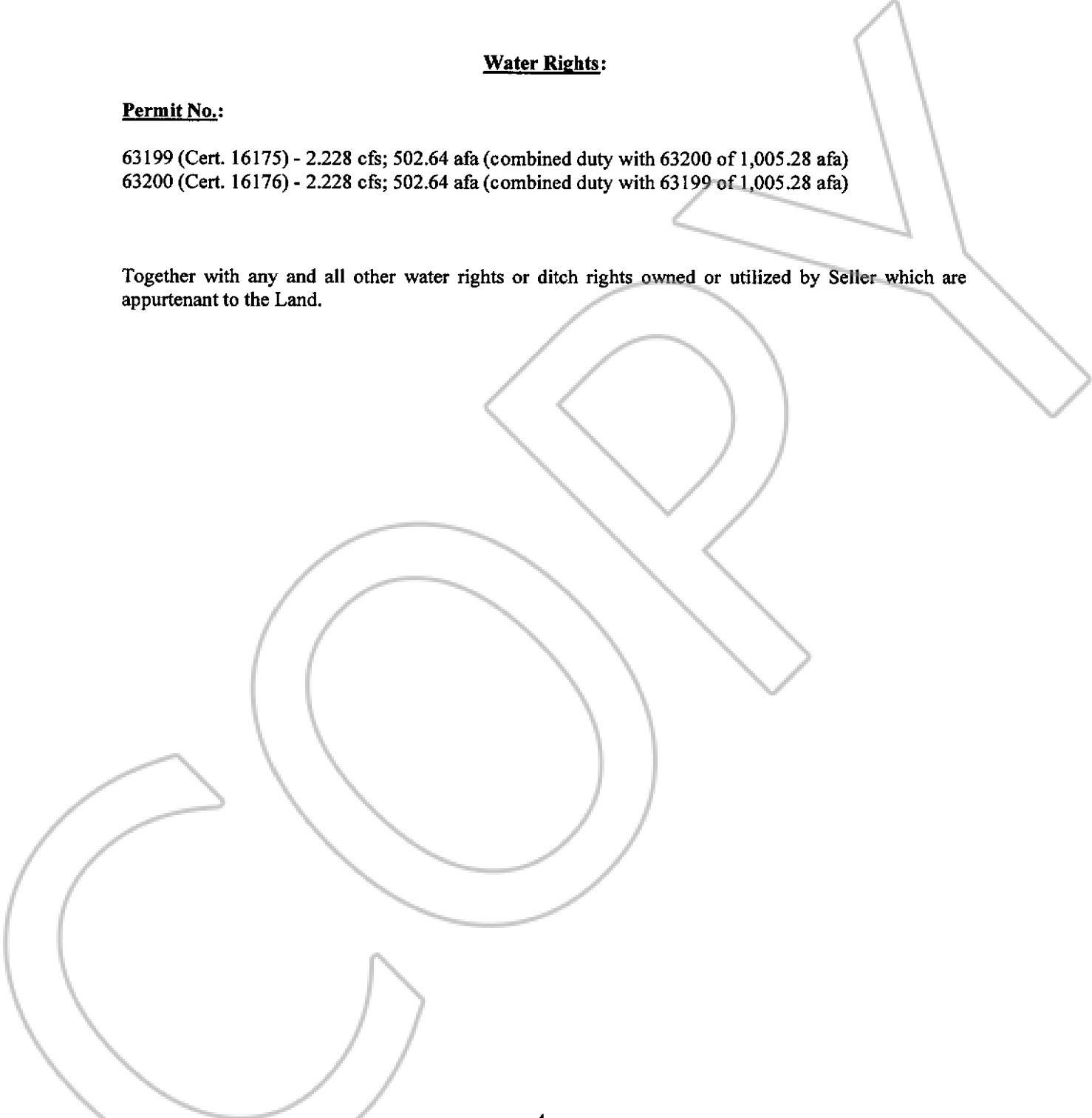


**Water Rights:**

**Permit No.:**

63199 (Cert. 16175) - 2.228 cfs; 502.64 afa (combined duty with 63200 of 1,005.28 afa)  
63200 (Cert. 16176) - 2.228 cfs; 502.64 afa (combined duty with 63199 of 1,005.28 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

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1. Assessor's Parcel Number(s)

- a) 6-201-10, 6-201-29 b) 6-201-17, 19, 20 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'l/Ind'l g) [x] 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: \$2,588,000.00 Deed in Lieu of Foreclosure Only (value of property): Transfer Tax Value: \$2,588,000.00 Real Property Transfer Tax Due: \$10,093.20

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: Dennis Bevan Lister Signature: James E. Lister, CFO

Capacity Grantor Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dennis Bevan Lister Address: c/o P.O. Box 402 City: Pioche State: NV Zip: 89043

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)

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

Escrow #: 07010251-027