

Official Record

Recording requested By
CHICAGO TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$6,056.70 Recorded By: AE
Book- 234 Page- 0518

APN: 06-201-18; 06-201-27

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

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Bill W. Brown and Denice Brown, husband and wife as joint tenants (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.

Bill W. Brown
Bill W. Brown

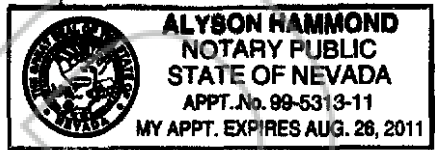
Denice Brown
Denice Brown



STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on August 14, 2007 by Bill W. Brown.

Alyson Hammond
Notary Public



STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on August 14, 2007 by Denice Brown.

Alyson Hammond
Notary Public

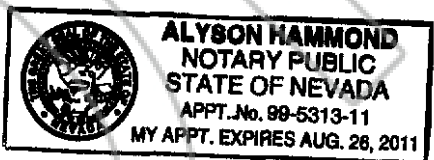




EXHIBIT A

Legal Description of Property

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

Land:

Parcel 1:

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

Parcel 2:

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 326, recorded April 17, 2007, as Document No. 128761, in the Office of the County Recorder of Lincoln County, Nevada.

Water Rights:

Permit Nos.:

65639 (Cert. 16451) - 0.71 cfs; 274.56 afa (combined duty with 65881 of 274.56 afa)
65881 (Cert. 16452) - 1.07 cfs; 0.00 afa (combined duty with 65639 of 274.56 afa)

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

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State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 6-201-18, 6-201-27
- 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'l/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: \$1,553,000.00
Deed in Lieu of Foreclosure Only (value of property): ()
Transfer Tax Value: \$1,553,000.00
Real Property Transfer Tax Due: \$6,056.70

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 Bill W. Brown
Signature Jamie G. H. CFO

Capacity Grantor
Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bill W. Brown
Address: c/o P.O. Box 402
City: Pioche
State: NV Zip: 89043

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)

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

Escrow #: 07010251-027