

Official RecordRecording requested By
CHICAGO TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

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RPTT:

Recorded By: AE

Book- 234 Page- 0530

A portion of APN: 006-201-10; 006-201-12;
006-201-17; 006-201-18;
006-201-19; 006-201-20;
006-201-24; 006-201-27;
and 006-201-29

Mail Tax Statements to:

Dennis Bevan Lister
P.O. Box 402
Pioche, NV 89043

When Recorded Return to:

General Counsel
Wingfield Nevada Group Management Company
6600 N. Wingfield Parkway
Sparks, Nevada 89436



0129711

GRANT OF POWER LINE EASEMENT

THIS GRANT OF POWER LINE EASEMENT ("Grant") is made as of August 17, 2007, by Tuffy Ranch Properties, LLC, a Nevada limited liability company ("Grantor"), in favor of Dennis Bevan Lister and Joann Lister, and Bill W. Brown and Denice Brown (collectively, the "Grantee"), whose address is c/o Dennis Bevan Lister, P.O. Box 402, Pioche, Nevada 89043.

RECITALS

Whereas, Grantee owns an existing overhead power line located on a portion of the land Grantee is conveying to Grantor by separate instrument.

Whereas, Grantee desires a power line easement from Grantor to ensure Grantee's rights to operate said power line after the date of the closing of the purchase and sale agreement by and between Grantor, as buyer, and Grantee, as Seller, and Seller is willing to grant an easement for such purposes to Grantee.

NOW, THEREFORE, in consideration of the forgoing Recitals and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement on, over, and through the land described on Exhibit A attached hereto and incorporated herein ("Power Line Easement") for the purpose of constructing, operating, maintaining, repairing and reconstructing a 23 kv overhead power line ("Power Line"). Grantee, its successors and assigns shall be solely responsible for all costs and expenses associated with constructing, operating, maintaining, repairing and reconstructing the Power Line.

Grantor expressly reserves unto itself the right to use the surface of the Power Line Easement for any use that does not unreasonably interfere with Grantee's intended use and operation of the Power Line Easement.



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IN WITNESS WHEREOF, Grantor has executed this Grant as of the day and year first written above.

GRANTOR:

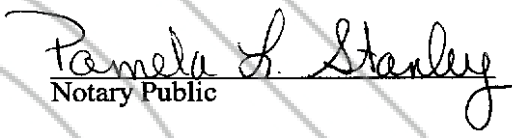
**TUFFY RANCH PROPERTIES, LLC,
a Nevada limited liability company**

**By: WINGFIELD NEVADA GROUP MANAGEMENT COMPANY, LLC,
a Nevada limited liability company,
Manager**

By: 
Harvey Whittmore, Manager

STATE OF NEVADA)
) :SS
COUNTY OF)

This instrument was acknowledged before me on August 8, 2007, by Harvey Whittmore as Manager of the Wingfield Nevada Group Management Company, LLC, a Nevada limited liability company.


Notary Public





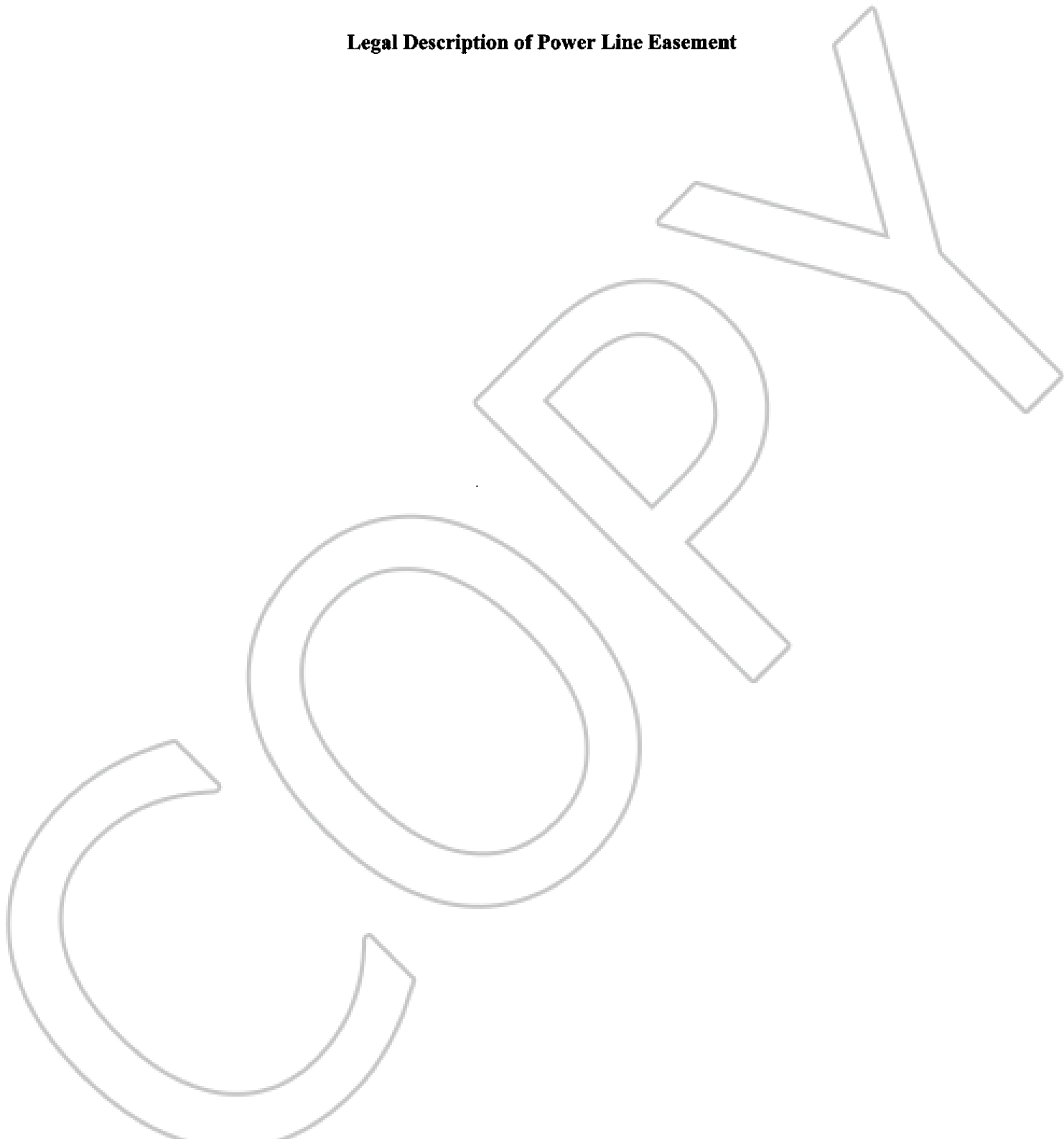
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EXHIBIT A

Legal Description of Power Line Easement





Artisan Spatial Technologies
d.b.a. **Artisan Land Survey, Inc.**
"Where Art & Measurement Science Converge"

**LAND DESCRIPTION
FOR POWER LINE EASEMENT
PT. SECTIONS 16, 21 AND 22, T 2 N, R 67 E, M.D.M., LINCOLN COUNTY, NV.**

A description of real property for the purpose of establishing a power line easement across certain portions of Sections 16, 21 and 22, Township 2 North, Range 67 East, Mount Diablo Meridian, Lincoln County, Nevada, more particularly described as follows:

A strip of land situated in the aforementioned Section 16 and Section 21, which is 20-feet in width, being situated 10-feet on each side of the following described centerline:

Commencing at a found 1-1/2 inch diameter aluminum Artisan Monument stamped "2006", sections "17/16/20/21" "Artisan Land Survey" "PLS 9677"; thence departing said Artisan Monument, North 01° 20' 06" West, coincident with the section line between aforesaid Sections 16 and 17, a distance of 1.71 Feet to the **Point of Beginning**; thence departing said Point of Beginning, North 79° 20' 29" East, a distance of 327.28 Feet; thence South 66° 19' 01" East, 226.86 Feet; thence North 89° 05' 31" East, a distance of 308.12 Feet; thence South 89° 44' 30" East, a distance of 1829.47 Feet to a location hereinafter identified as **Point A**, also known as the **Point of Termination** bound by the east line of the NW1/4 Section 21. The angle points within the above described centerline's 10-Foot side-widths are to be extended or shortened to ensure continuous widths.

Together with:

A strip of land situated in the aforementioned Section 16, which is 15-feet in width, being situated 7.5-feet on each side of the following described centerline:

Commencing at the aforementioned **Point A**; thence South 89° 28' 07" East, a distance of 39.90 feet; thence North 00° 28' 30" East, a distance of 7.50 feet to the demarcation line between Sections 16 and 21 at which resides the **Point of Beginning**; thence North 00° 28' 30" East, a distance of 1,275.82 feet to the **Point of Termination**.

Together with:

A strip of land situated in the aforementioned Sections 21 and 22, which is 15-feet in width, being situated 7.5-feet on each side of the following described centerline:

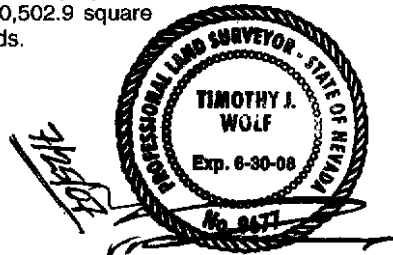
Commencing at a found 2-inch diameter iron pipe re-established with a 1-1/2 inch diameter aluminum Artisan Monument placed inside stamped "2006", sections "15/16/21/22" "Artisan Land Survey" "PLS 9677"; thence departing said monuments, South 09° 00' 09" West, a distance of 15.16 feet to the **Point of Beginning**; thence South 00° 13' 20" East, a distance of 2,616.64 feet to the **Point of Termination**.

Together with:

- The North 15 Feet of NE1/4 Section 21
- The North and East 15 Feet of the NW1/4 NW1/4, Section 22
- The East 15 Feet of the North 15 feet of the SW1/4 NW1/4, Section 22
- The East 15 Feet of the SE1/4 NW1/4, Section 22
- The East 15 Feet of the SE1/4, Section 22.

The herein described land description established for the purposes of a power line easement contains 6.210-Acres (270,502.9 square feet) as calculated by computer determination methods.

Timothy J. Wolf
As Agent for Artisan Land Survey, Inc.
Professional Land Surveyor
Nevada License Number 9677



Basis of Bearing as incorporated herein is that which was recorded on that certain Merger and Resubdivision Parcel Map for the Lister Family Living Trust, recorded in the Lincoln County Recorder's office as Doc No. 0128760, Book C, Page 0325.