

Official Record

Recording requested By
CHICAGO TITLE

Lincoln County - NV
Leslie Boucher - Recorder
Fee: \$45.00 Page 1 of 7
RPTT: \$2,215.20 Recorded By: DP
Book- 260 Page- 0693

APNs: 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:

8 - Mile Farms, LLC
Attn: Bevan Lister
P.O. Box 716
Pioche, Nevada 89043

When Recorded, Mail to:

8 - Mile Farms, LLC
Attn: Bevan Lister
P.O. Box 716
Pioche, Nevada 89043

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, Tuffy Ranch Properties, LLC, a Nevada limited liability company ("Grantor"), with offices at 6600 N. Wingfield Parkway, Sparks, NV 89436, does hereby grant, bargain and sell to 8 - Mile Farms, LLC, a Nevada limited liability company ("Grantee"), successor in interest by assignment from the Beneficiaries named in the Deed of Trust (as defined below), whose address is P.O. Box 402, Pioche, NV 89043, the real property commonly known as 8-Mile Farms and more fully described on Exhibit A attached hereto and incorporated ("Property"), Subject To all encumbrances of record.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining.

This Deed is an absolute conveyance of title to the Property in effect as well as in form and is not intended as a mortgage, conveyance of trust or as a hypothecation of any kind or character; Grantee has control and possession of the Property; and the consideration for this Deed, consisted in, among other things, the full release, cancellation and discharge of all obligations of any kind or character whatsoever evidenced by or secured by that certain instrument recorded on August 17, 2007, in Book 234, Page 0534, as Document No. 0129712, Official Records, Lincoln County, Nevada ("Deed of Trust").



0137502

Book: 260
Page: 694

12/29/2010
Page 2 of 7

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of November __, 2010.

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

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

By: 
Albert D. Seeno, Jr., Manager

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on November __, 2010, by Albert D. Seeno, Jr., as Manager of Wingfield Nevada Group Management Company, LLC, a Nevada limited liability company.

Notary Public

* Please see attached.



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

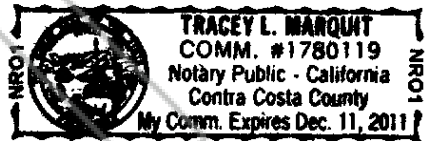
STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On November 15, 2010, before me, TRACEY L. MARQUIT, a Notary Public, personally appeared **ALBERT D. SEENO, JR.**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tracey L. Marquit
TRACEY L. MARQUIT



(Place Notary Seal Above)

***** OPTIONAL *****

Title or Type of Document: Grant, Bargain and Sale Deed

Signer(s) are Representing: Tuffy Ranch Properties, LLC



**Exhibit A
to
Grant, Bargain and Sale Deed**

All that certain real property situated in Patterson Valley, County of Lincoln, State of Nevada, more particularly described as follows:

Parcel 1:

That portion of the Southwest Quarter (SW¼) of Section 16, 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 325 recorded April 17, 2007, as Document No. 128760, Official Records, Lincoln County, Nevada.

Excepting and reserving unto Grantor (subject to advance notice to Grantee prior to each anticipated entry) an access easement on, over and across the existing access road through said Parcel 2, commencing with the termination of the access easement ending at the southeasterly boundary of Parcel 1 and Parcel 2 of that certain Parcel Map on file in Book C of Parcel Maps, Page 325 recorded April 17, 2007, as Document No. 128760, Official Records, Lincoln County, Nevada, and continuing through said Parcel 2 to the northern boundary of said Parcel 2 for the purpose of ingress and egress to the 8 - Mile Well Site for the purpose of conducting water level monitoring in accordance with the provisions of the Lake Valley Monitoring, Management and Mitigation Plan required under Ruling #5918, and approved by the State Engineer on February 18, 2010 ("Monitoring Plan"). This reserved access easement shall terminate concurrently with the State Engineer's termination of the Monitoring Plan or the removal of the 8-Mile Well from the Monitoring Plan.

Parcel 2:

The North Half of the Southwest Quarter (N½SW¼) of Section 16, Township 2 North, Range 67 East, M.D.M.

Excepting and reserving unto Grantor (subject to advance notice to Grantee prior to each anticipated entry) an access easement on, over and across the existing access road through the N½SW¼ of said Section 16, commencing at the termination of the access easement reserved above and at the southern boundary of the N½SW¼ of said Section 16 and terminating at the 8-Mile Well Site, and the 8 - Mile Well Site for the purpose of accessing the 8 - Mile Well (Permit 41412, Cert. 10836) to conduct water level monitoring in accordance with the provisions of the Monitoring Plan. This reserved access easement shall terminate concurrently with the State Engineer's termination of the Monitoring Plan or the removal of the 8-Mile Well from the Monitoring Plan.

Parcel 3:

The Southeast Quarter (SE¼) of Section 16, Township 2 North, Range 67 East, M.D.M.



Parcel 4:

The Northeast Quarter (NE¼) of Section 21, Township 2 North, Range 67 East, M.D.M.

Parcel 5:

The Northeast Quarter of the Southwest Quarter (NE¼SW¼); The Northwest Quarter of the Southwest Quarter (NW¼SW¼); and The South Half of the Southwest Quarter (S½SW¼) of Section 22, Township 2 North, Range 67 East, M.D.M.

Parcel 6:

The Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section 22, Township 2 North, Range 67 East, M.D.M.

Parcel 7:

That portion of the Northwest Quarter (NW¼) 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, Official Records, Lincoln County, Nevada.

Parcel 8:

That portion of the Northwest Quarter (NW¼) 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, Official Records, Lincoln County, Nevada.

The following Applications and Permits to Appropriate Waters of the State of Nevada on file in the Office of the Nevada State Engineer:

Application/Permit No.:

- 5619 (Cert. 828) - undivided ½ interest
- 5620 (Cert. 827) - undivided ½ interest
- 5621 (Cert. 830) - undivided ½ interest
- 5700 (Cert. 829) - undivided ½ interest
- 5830 (Cert. 831) - undivided ½ interest
- 35355 (Cert. 10203) - a portion (0.0018 cfs; 0.4154 mga)



41411 (Cert. 12350) - a portion (1.411 cfs; 251.78 afa) (subject to combined duty with 46205, 48540 & 58447); **AND EXPRESSLY EXCEPTING AND RESERVING UNTO GRANTOR 41.54 AFA UNDER PERMIT 41411 TOGETHER WITH A PRO RATA PORTION OF THE DIVERSION RATE (0.22 cfs).**

41412 (Cert. 10836) - 0.0032 cfs (25 cows, 5 horses)

46205 (Cert. 14228) - 1.0 cfs; 251.36 afa (subject to combined duty with 41411, 48540 & 58447)

48540 (Cert. 14229) - a portion (2.63 cfs; 495.50 afa) (subject to combined duty with 41411, 46205 & 58447); **AND EXPRESSLY EXCEPTING AND RESERVING UNTO GRANTOR 41.54 AFA UNDER PERMIT 48540 TOGETHER WITH A PRO RATA PORTION OF THE DIVERSION RATE (0.22 cfs).**

58447 (Cert. 14493) - 1.89 cfs; 224.23 afa (subject to combined duty with 41411, 46205 & 48540)

63199 (Cert. 16175) - 2.228 cfs; 502.64 afa (subject to combined duty with 59144 & 63200)

63200 (Cert. 16176) - 2.228 cfs; 502.64 afa (subject to combined duty with 59144 & 63199)

63228 (Cert. 15429) - 0.011 cfs (350 cattle)

65639 (Cert. 16451) - a portion (0.658 cfs; 254.56 afa) (subject to combined duty with 65881)

Application 65880 - protest pending (State Engineer to republish notice of application)

65881 (Cert. 16452) - 1.07 cfs; 0.0 afa (diversion rate only) (subject to combined duty with 65639)

69809 (Cert. 17237) - 0.00625 cfs (200 cattle)

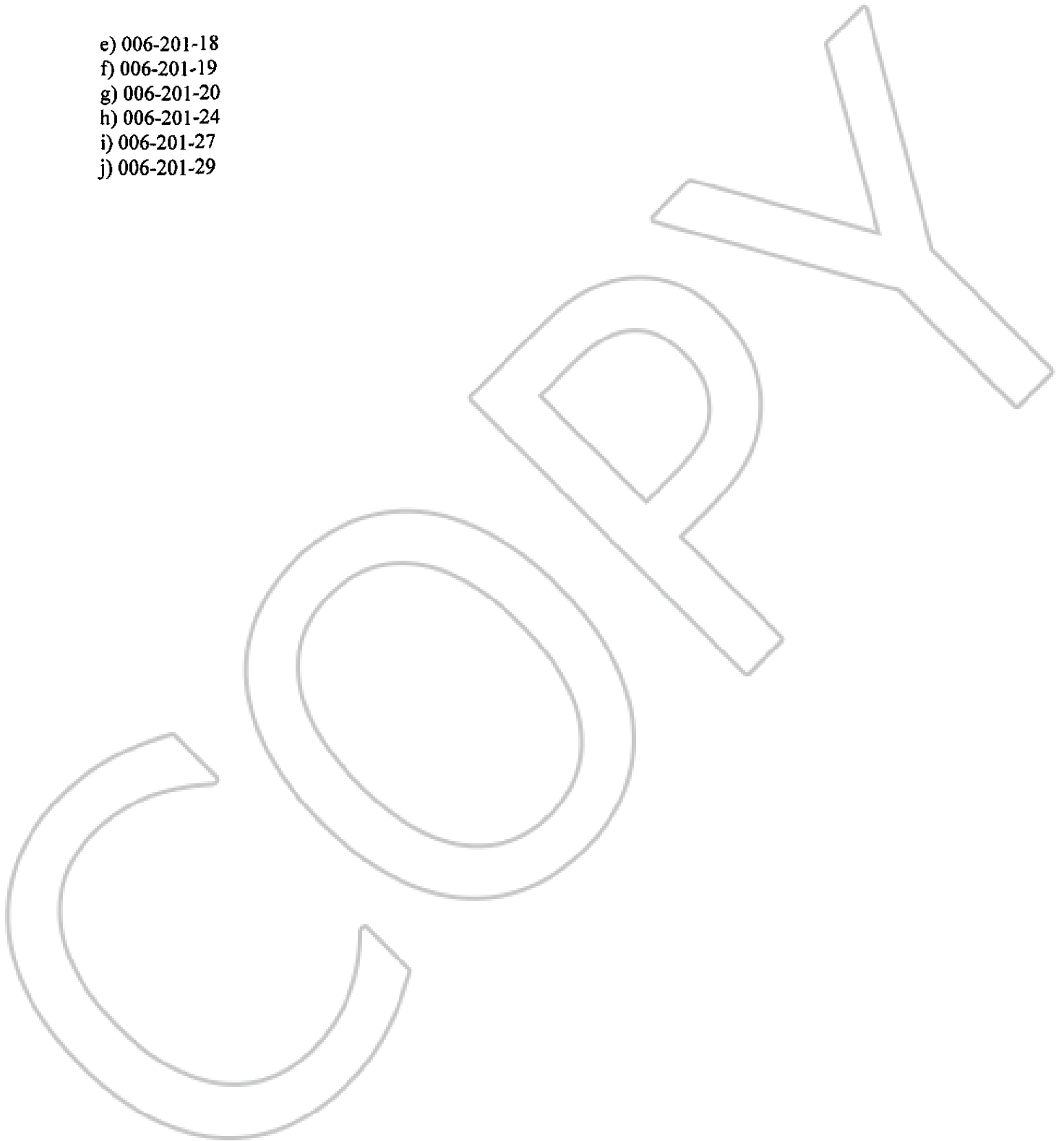
69810 (Cert. 17238) - 0.00625 cfs (200 cattle)

All right, title and interest of Assignor in and to any and all AUMs (1,399±) associated with the Wilson Creek Allotment (Allotment 01201), South Lake Valley Unit together with any and all range improvements associated with, used in connection with, or located in, on, under or within the Wilson Creek Allotment, South Lake Valley Unit ("BLM Allotment").



Exhibit "A"

- e) 006-201-18
- f) 006-201-19
- g) 006-201-20
- h) 006-201-24
- i) 006-201-27
- j) 006-201-29



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
CHICAGO TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$45.00
Recorded By: DP RPTT: \$2,215.20
Book- 260 Page- 0693

1. Assessor Parcel Number(s)

a)006-201-10

b)006-201-12

c)006-201-17

d) See attached "Exhibit A" for additional APN's

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:
Date of Recording:
Notes:

- 3. a. Total Value/Sales Price of Property: \$568,000.00
b. Deed in Lieu of Foreclosure Only (value of property): ()
c. Transfer Tax Value: \$568,000.00
d. Real Property Transfer Tax Due: \$2,215.20

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 [Handwritten Signature]

Capacity Title Agent

Signature

Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name Tuffy Ranch Properties, LLC
Address: 6600 N. Wingfield Pkwy
City, St., Zip: Sparks, NV 89436

Print Name: 8-Mile Farms, LLC
Address: P.O. Box 716
City, St., Zip: Pioche, NV 89043

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

Print Name: Chicago Title of Nevada, Inc.
Address: P.O. Box 400247
City/State/Zip: Las Vegas, NV 89140

Escrow #:10006493-086