

Official Record

Recording requested By
CHICAGO TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: \$18,809.70 Recorded By: AE
Book- 262 Page- 0632

APNs: 03-230-02; 03-230-03;
and 03-230-04.

Mail Tax Statements to:

Henry and Joi Brackenbury
P.O. Box 75
Yerington, Nevada 89447

When Recorded, Mail to:

Henry and Joi Brackenbury
P.O. Box 75
Yerington, Nevada 89447
10006489-JR



GRANT, BARGAIN AND SALE DEED

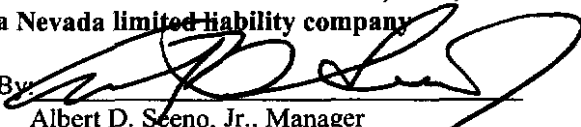
For valuable consideration, the receipt of which is hereby acknowledged, Tuffy Ranch Properties, LLC, a Nevada limited liability company ("Grantor"), with offices at 6600 N. Wingfield Parkway, Sparks, NV 89436, does hereby grant, bargain and sell to Henry R. Brackenbury and Joi L. Brackenbury, husband and wife, as joint tenants ("Grantee"), whose address is P.O. Box 75, Yerington, Nevada 89447, the real property commonly known as the Brackenbury Ranch and more fully described on Exhibit A attached hereto and incorporated ("Property"), subject to: All encumbrances of record; and Grantor's reserved right of access to the Well Site (Permit 20851) located in the NE¼SW¼ of Section 28, T3S, R67E for the purpose of operating, maintaining, meter reading, repairing, replacing or terminating the well, pipeline and related appurtenances.

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 September 20, 2005, in Book 206, Page 345, as Document No. 125228, Official Records, Lincoln County, Nevada.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of 3/1, 2011.

TUFFY RANCH PROPERTIES, LLC,
a Nevada limited liability company

By: 
Albert D. Seeno, Jr., Manager
Albert D. Seeno, Jr., Manager

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

On March 1, 2011, 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



Tracey L. Marquit
(Place Notary Seal Above)

Comm #1780119, 12/11/11

***** OPTIONAL *****

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

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

Document Date: March 1, 2011



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

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

Land:

Parcel 1:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 15, Township 3 South, Range 67 East, M.D.M.

Parcel 2:

Parcel 2 as shown on Map of Division into Large Parcels for Lom Thompson recorded February 27, 1996 as File No. 104837 in Plat Book A, page 476, in the Office of the County Recorder of Lincoln County, Nevada, being a portion of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 21, Township 3 South, Range 67 East, M.D.M.

Parcel 3:

All of Section 22, Township 3 South, Range 67 East, M.D.M.

Excepting therefrom all that parcel of land in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 22, Township 3 South, Range 67 East, M.D.M., lying West of U.S. Highway 93, and more particularly described as follows:

Beginning at the Northwest Corner of said Section 22, monumented by a standard Bureau of Land Management Brass Cap; thence N89°53'16" East 908.57 feet along the north line of said Section 22 to the U.S. Highway right-of-way to a NDOT Concrete Monument and Center Pin; thence South 50°19'15" West 1,184.60 feet along said U.S. Highway right-of-way to a Rebar and Cap stamped P.L.S. 6204; thence North 00°14'19" East 754.58 feet to the Point of Beginning.

Parcel 4:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 27, Township 3 South, Range 67 East, M.D.M.

Parcel 5:

The Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 3 South, Range 67 East, M.D.M.



Parcel 6:

Parcel No. 2 as shown on Parcel Map for Lom Thompson recorded December 2, 1996 as File No. 106560 in Plat Book B, Page 10, in the Office of the County Recorder of Lincoln County, Nevada, being a portion of the East Half (E½) of the Northwest Quarter (NW¼) of Section 28, Township 3 South, Range 67 East, M.D.M.

Water Rights:

Permit No.

- 22477 (Certificate 7554) - 2.1 cfs, not to exceed 560.00 afa
- 24327 (Certificate 14438) - 1.28 cfs, not to exceed 1,115.60 afa
- 25873 (Certificate 9286) - 3.34 cfs, not to exceed 1,675.00 afa
- 57679 - 2.120 cfs, not to exceed 1,130.00 afa (combined duty with 57680 of 1,130.00 afa)
- 57680 - 2.670 cfs, not to exceed 1,130.00 afa (combined duty with 57679 of 1,130.00 afa)

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

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
CHICAGO TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: AE RPTT: \$18,809.70
Book- 262 Page- 0632

1. Assessor Parcel Number(s)

- a) 003-230-02
b) 003-230-03
c) 003-230-04

2. Type of Property:

- a) [] Vacant Land b) [] Single Fam. Res.
c) [] Condo/Twnhse d) [] 2-4 Plex
e) [] Apt. Bldg. f) [] Comm'l/Ind'l
g) [] 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: \$4,823,000.00
b. Deed in Lieu of Foreclosure Only (value of property): 0
c. Transfer Tax Value: \$4,823,000.00
d. Real Property Transfer Tax Due: \$18,809.70

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
Signature

Capacity Escrow Agent
Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Tuff Ranch Properties
Address: 6600 Wingfield Parkway
City, St., Zip: Sparks, NV 89436

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Henry R. Brackenbury and Joi L. Brackenbury
Address: PX Box 75
City, St., Zip: Yerington, NV 89447

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 89141

Escrow #: 10006489-086