

The undersigned hereby affirms that there is no Social Security Number contained in this document.

APN: 6-241-33

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

DURHAM JONES & PINEGAR, P.C.
10785 W. Twain Avenue, Suite 200
Las Vegas, Nevada 89135

MAIL TAX STATEMENTS TO:

BLUE DIAMOND STAR, LLC
P.O. Box 111
Blue Diamond, NV 89004



QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

CECIL G. COPE, as Trustee of the COPE FAMILY TRUST dated October 2, 2000 does hereby quitclaim to

BLUE DIAMOND STAR, LLC – Series A, a Nevada limited-liability company, the following described real property in the State of Nevada, County of Lincoln:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

- SUBJECT TO:
1. Taxes for the current fiscal year.
 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


DATED this 8 day of April, 2011.



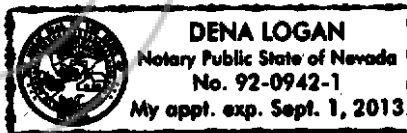
CECIL G. COPE, Trustee

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 8th day of April, 2011, before me, a notary public, personally appeared CECIL G. COPE, personally known to me (or 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 entity upon behalf of which person acted, executed the instrument.



NOTARY PUBLIC



**EXHIBIT "A"****LEGAL DESCRIPTION**

Beginning at a point which is North 2315.85 feet and East 2869.40 feet from the Southwest corner of Section 35, Township 2 North, Range 69 East, Mount Diablo Base and Meridian; thence South $89^{\circ}52'31''$ East 692.13 feet; thence South $17^{\circ}50'24''$ West 183.63 feet; thence North $89^{\circ}52'31''$ West 662.20 feet; thence North $8^{\circ}35'24''$ East 176.85 feet to the point of beginning, containing 2.719 acres and being a portion of Pat. No. 11 heretofore conveyed by John E. Hammond to Isabell Hammond, in the Northwest Quarter of Section 35, Township 2 North, Range 69 East, Mount Diablo Base and Meridian, in Lincoln County, further described on the assessment roll as Lot No. 14.

Excepting therefrom an easement and right-of-way, 30 feet wide, parallel to the West boundary, for use as access to properties adjacent on the North and South.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
DURHAM JONES & PINEGAR, PC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: AE RPTT:
Book- 263 Page- 0284

- 1. Assessor Parcel Number(s)
 - a) **6-241-33**
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other _____	

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File! a</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: This is a transfer of title without consideration from an Inter vivos trust

- 5. Partial Interest: Percentage being transferred: 100 %

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 <u>[Signature]</u>	Capacity <u>TRUSTEE</u>
Signature <u>[Signature]</u>	Capacity <u>MANAGER</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: COPE FAMILY TRUST
 Address: PO Box 111
 City: Blue Diamond
 State: Nevada Zip: 89004

Print Name: BLUE DIAMOND STAR, LLC
 Address: PO Box 111
 City: Blue Diamond
 State: Nevada Zip: 89004

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

Print Name: DURHAM JONES & PINEGAR, P.C. Esc. #: N/A
 Address: 10785 W. TWAIN AVENUE, SUITE 200
 City: LAS VEGAS State: NEVADA Zip: 89135