

APN: 006-241-36



0140173

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Max McCrosky and Shirley McCrosky, husband and wife, and
William McCrosky and Jeanett McCrosky, husband and wife, and
Robert E. McCrosky and Wanda McCroskey, husband and wife, and
Linda R. McCrosky, as Trustee of the Howard McCrosky Family Trust

in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Tuffy Ranch Properties LLC, a Nevada Limited Liability Company,

all that real property situate in Eagle Valley, County of Lincoln, State of Nevada,
more particularly described as follows:

**That portion of the West Half (W1/2) of the Southeast Quarter
(SE1/4) of Section 35, Township 2 North. Range 69 East, M,D,B&M.,
described as follows:**

**All that real property lying East of lots 13, 1,2,3,4 and 5 and West of
Lots 12, 11, 10, 7 and 6, of Ursine as shown and depicted on Page
244 of book 67, Instrument No. 83388 and lying North of Lot 5 and
South of Lot 4 of Ursine as shown and depicted on Page 244 of
Book 67, Instrument No. 83388, further lying West and North of Lots
16 and 17 of Ursine as depicted on the Assessor's Maps, excepting
therefrom Lots 8 and 9 of Ursine as shown and depicted on Page
244 of Book 67, Instrument No.83388**

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- SUBJECT TO:
1. Taxes for the fiscal year.
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

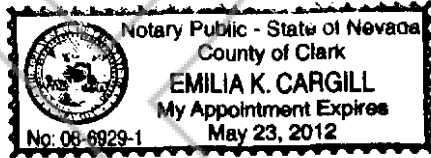
WITNESS their hands,

Max McCrosky *Max McCrosky* date November 1, 2011.

State of Nevada
County of Lincoln

This instrument was acknowledged before me by Max McCrosky on November 1, 2011.

Notary Public *Emilia Cargill*
5/23/12

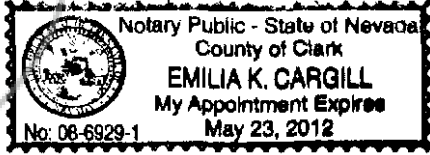


Shirley N. McCrosky *Shirley N. McCrosky* date November 1, 2011.

State of Nevada
County of Lincoln

This instrument was acknowledged before me by Shirley N. McCrosky on November 1, 2011.

Notary Public *Emilia Cargill*
5/23/12

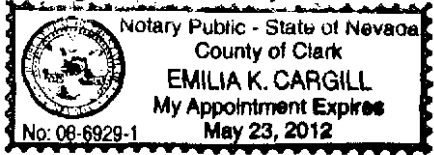


William L. McCrosky *William L. McCrosky* date November 1, 2011.

State of Nevada
County of Lincoln

This instrument was acknowledged before me by William L. McCrosky on November 1, 2011.

Notary Public *Emilia Cargill*
5-23-12





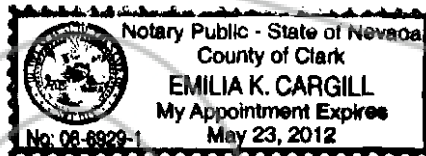
Deed APN: 006-241-36

Jeanett McCrosky Jeanett McCrosky date November 1, 2011.

State of Nevada
County of Lincoln

This instrument was acknowledged before me by Jeanett McCrosky on November 1, 2011.

Notary Public Emilia Kargill
5-23-12

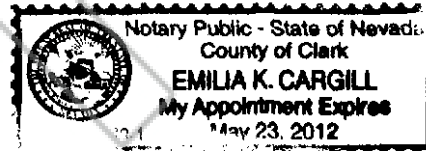


Robert E. McCrosky Robert E. McCrosky date November 1, 2011.

State of Nevada
County of Lincoln

This instrument was acknowledged before me by Robert E. McCrosky on November 1, 2011.

Notary Public Emilia Kargill
5-23-12

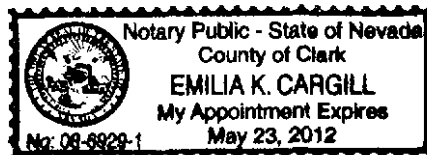


Wanda McCrosky Wanda McCrosky date November 1, 2011

State of Nevada
County of Lincoln

This instrument was acknowledged before me by Wanda McCrosky on November 1, 2011.

Notary Public Emilia Kargill
5-23-12





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Book: 268
Page: 463

12/19/2011
Page 4 of 4

Deed APN: 006-241-36

Linda R. McCrosky

Linda R. McCrosky, as Trustee of the Howard McCrosky Family Trust

Date: November 23, 2011

State of Nevada

~~County of Lincoln~~ *County of Washoe*

This instrument was acknowledged before me by Linda R. McCrosky as Trustee of the Howard McCrosky Family Trust on November 23, 2011.

Notary Public *A. White*



A. WHITE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-7464-2 - Expires July 29, 2012

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

Recording requested By
 TUFFY RANCH PROPERTIES

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 3 Fee: \$17.00
 Recorded By: AE RPTT: \$58.50
 Book- 268 Page- 0460

1. Assessor Parcel Number(s)
 a) 006-241- 36
 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'l/Ind'l |
| g) <input checked="" 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: _____	

3. Total Value/Sales Price of Property \$ 14,740.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$ 14,740.00
 Real Property Transfer Tax Due \$ 58.50

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 Max McCrosky Capacity Seller
 Signature Albert D. Seeno Capacity Manager of Buyer

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<i>- See Attached -</i>	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: <u>Max McCrosky</u>		Print Name: <u>Albert D. Seeno, Manager of Buyer</u>
Address: <u>HC 74 Box 172</u>		Address: <u>4021 Port Chicago Hwy</u>
City: <u>Pioche</u>		City: <u>Concord</u>
State: <u>NV</u> Zip: <u>89043</u>		State: <u>CA</u> Zip: <u>94520</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 006-241- 36
- b) _____
- c) _____
- d) _____

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. Total Value/Sales Price of Property

\$ \$ 14,740.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ \$ 14,740.00

Real Property Transfer Tax Due \$ \$ 58.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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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 *Max McCrosky* Capacity Manager of Buyer

Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Max McCrosky

Address: HC 74 Box 172

City: Pioche

State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Albert D. Seeno, Manager of Buyer

Address: 4021 Port Chicago Hwy

City: Concord

State: CA Zip: 94520

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____



APN_006-241-36

Declaration of Value Attachment

Seller:

Max McCrosky & Shirley McCrosky
William McCrosky & Jeanett McCrosky
Robert E. McCrosky & Wanda McCrosky
Linda R. McCrosky as Trustee of the Howard McCrosky
Family Trust

Buyer:

Tuffy Ranch Properties LLC, a Nevada limited liability
company, by its Manager Albert D. Seeno, Jr.

