

Official RecordRecording requested By
TUFFY RANCH PROPERTIES

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$17.00

Page 1 of 4

RPTT: \$76.05

Recorded By: AE

Book- 268 Page- 0464

APN: 006-241-69



0140174

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 East Half(E1/2) of the Southwest Quarter(SW1/4)
of Section 35, Township 2 North, Range 69 East, M,D,B,&M,
described as follows:**

**Bounded on the West by the East line of Eagle Valley Road, on the
North by the South Line of Lots 15 and 14 of Ursine as shown and
depicted on page 244, of Book 67, Instrument No. 83388 and by the
North and West line of Lot 5 of Ursine as shown and depicted on
Page 244 of Book 67, Instrument No. 83388, excepting therefrom all
that real property described as Parcel 2 of that certain Parcel Map
recorded January 20, 2000 as file 113874 in Book B, page 281-281A
and further excepting therefrom all that real property owned by
Gordon and Betty Lytle described as Assessor's Parcel Number
006-261-01**

APN 006-241-69



Deed APN: 006-241-69

- 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.

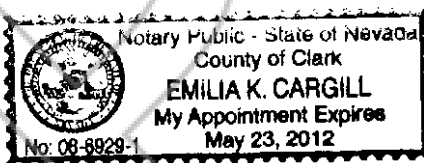
WITNESS their hands,

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 5/23/2012
Emilia Cargill

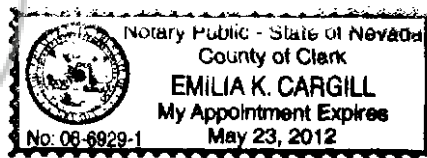


Shirley N. McCrosky *Shirley N. McCrosky* date November 1, 2011.

State of Nevada
County of Lincoln

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

Notary Public 5/23/2012
Emilia Cargill

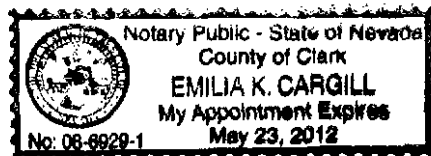


William L. McCrosky *William L. McCrosky* date November 1, 2011.

State of Nevada
County of Lincoln

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

Notary Public 5/23/2012
Emilia Cargill





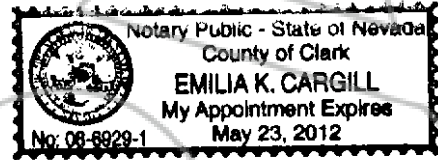
Deed APN: 006-241-69

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 Cargill
5.23.12

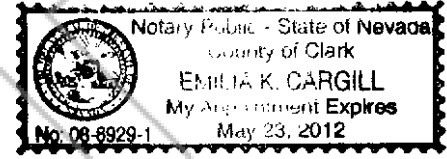


Robert E. McCrosky Robert E. McCrosky date November 1, 2011.

State of Nevada
County of Lincoln

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

Notary Public Emilia Cargill
5.23.12

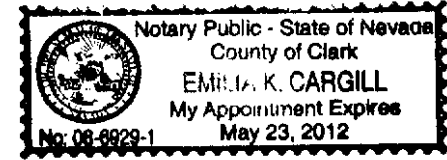


Wanda McCrosky Wanda McCrosky date November 1, 2011

State of Nevada
County of Lincoln

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

Notary Public Emilia Cargill
5.23.12





Deed APN: 006-241-69

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

Recording requested By
TUFFY RANCH PROPERTIES

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 3 Fee: \$17.00
Recorded By: AE RPTT: \$76.05
Book- 268 Page- 0464

STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 006-241-69
 -
 -
 -

- 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: _____	

- Total Value/Sales Price of Property \$ 19,031.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 19,031.00
 Real Property Transfer Tax Due \$ 76.05

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section _____
 - Explain Reason for Exemption: _____

- 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

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (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- 69 _____
- 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

\$ ~~20,037.00~~ 19,031.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$ ~~123,037.00~~ 19,031.00
 Real Property Transfer Tax Due \$ ~~1971.50~~ 76.05

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 Manager of Buyer
 Signature _____ Capacity Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Max McCrosky
 Address: HC 74 Box 172
 City: Pioche
 State: NV Zip: 89043

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_006-241-69

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.

