

Lincoln County, Nevada  
Assessor Parcel Number: 012-170-59



Send Tax Bills to, and  
When recorded, return to:

Tuffy Ranch Properties, LLC  
c/o 4021 Port Chicago Highway  
Concord, CA 94520

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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

Doing Business as: **McCROSKY BROTHERS**

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 of that real property owned by Grantors and situate in the town of Panaca,  
Nevada, County of Lincoln, State of Nevada, more specifically described as follows:

**A portion of the abandoned Pioche branch of the Union Pacific Railroad lying  
between the north boundary of State Route 319 and the North 16<sup>th</sup> Line of  
Section 8, Township 2 S, Ranch 68E MDM in the SW ¼ NW ¼, and the full  
metes and bounds legal description can be found in the legal instrument Book  
264 and Page 438 of File 138541 Official Records, Lincoln County, Nevada.**



Deed APN: 012-170-59

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

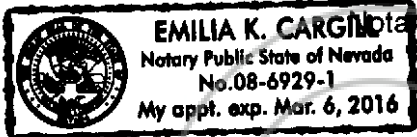
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

WITNESS their hands,

Max McCrosky *Max McCrosky*, date 12-12-, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by Max McCrosky on Dec 12, 2012.

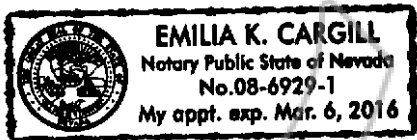


*Emilia Cargill*  
Notary Public

Shirley N. McCrosky *Shirley N. McCrosky*, date 12/12, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by Shirley N. McCrosky on Dec 12, 2012.



*Emilia Cargill*  
Notary Public

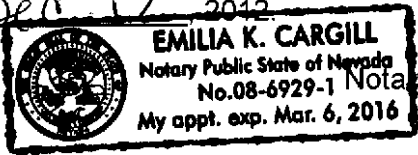


Deed APN: 012-170-59

William L. McCrosky William L. McCrosky date: 12-12, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by William L. McCrosky on Dec 12, 2012.



Emilia K. Cargill  
Notary Public

Jeanett McCrosky Jeanett McCrosky date: 12/13, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by Jeanett McCrosky on 12/13, 2012.

Notary Public Sarah K. Helker  
Senior Justice of the Peace

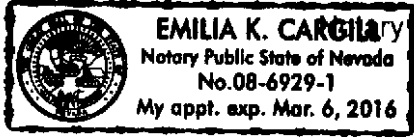


Deed APN: 012-170-59

Robert E. McCrosky Robert E McCrosky, date: 12-12, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by Robert E. McCrosky on Dec. 12, 2012.

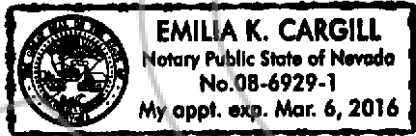


Emilia Cargill  
Notary Public

Wanda McCrosky Wanda McCrosky, date: 12-12, 2012

State of Nevada )  
County of Lincoln )ss.

This instrument was acknowledged before me by Wanda McCrosky on Dec. 12, 2012.



Emilia Cargill  
Notary Public



Deed APN: 012-170-59

*Linda R. McCrosky*

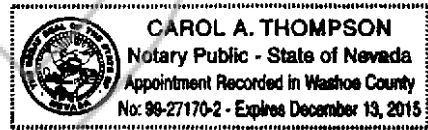
**Linda R. McCrosky**, as Trustee of the Howard McCrosky Family Trust

Date: 12 - 21, 2011

State of Nevada )  
County of Washoe )ss.

This instrument was acknowledged before me by Linda R. McCrosky as Trustee of the Howard McCrosky Family Trust on DECEMBER 21, 2012.

Notary Public *Carol A. Thompson*



Panaca railroad right-of-way

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
EMILA K. CARGILL

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: LB RPTT: \$29.25  
Book- 276 Page- 0532

- 1. Assessor Parcel Number(s)
  - a. 012-170-59
  - 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 type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \$ 7500 -
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \$ 7500 -
- d. Real Property Transfer Tax Due \$ \$ 29.25

4. **If Exemption Claimed:**

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

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 [Signature] Capacity: Grantor

Signature [Signature] Capacity: Manager of Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Tuffy Ranch Properties LLC  
Address: 4021 Port Chicago Hwy  
City: Concord  
State: CA Zip: 94520

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

Print Name: Emilia K. Cargill Escrow # \_\_\_\_\_  
Address: PO Box 37010  
City: Coyote Springs State: NV Zip: 89037

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SELLER

WILLIAM + JEANETT MCCROSKY

ROBERT E + WANDA MCCROSKY

LINDA R MCCROSKY AS TRUSTEE OF THE HOWARD MCCROSKY FAMILY TRUST.