

175131

RECORDING REQUESTED BY:

Wilson and Barrows, Ltd.
442 Court Street
Elko, NV 89801

A.P.N.:

Portion of 008-160-01
Master: 008-320-02

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Grantees:

Grantor: Fish Creek Ranch, LLC, a Nevada limited liability company
Address: 2961 Industrial Road #500
Las Vegas, NV 89109

Grantees: Hallett E. Roberts and Pamela Lee Roberts, spouses
Address: P. O. Box 66565
Scotts Valley, CA 95066

Taking title as: community property with right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

☒ See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipeline, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to Proof No. 09272.

TOGETHER WITH all of Seller's right, title and interest in mineral rights upon or within the above-described property, and its lessor's interest in any mineral leases which may exist upon the aforesaid mineral rights.

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

300K336 PAGE538

175131

GRANTOR:

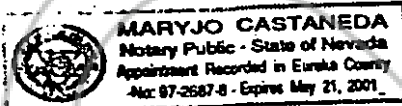
**Fish Creek Ranch, LLC, a
Nevada limited liability company**

DATED: August 30, 2000

Luther K. Wise
Managing Member

STATE OF Nevada)
) ss.
COUNTY OF Eureka)

On August 30th, 2000, personally appeared before me, a Notary Public,
Luther K. Wise, personally known (or proved) to me to be the person whose
name is subscribed to the above instrument who acknowledged that he/she executed the above
instrument as Managing Member of Fish Creek Ranch, LLC, a Nevada limited liability company.



Maryjo Castaneda
NOTARY PUBLIC

00080841.PP
August 25, 2000

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
443 Court St.
ELKO, NEVADA 89801

BOOK 336 PAGE 539

Order No.: 00211433

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of Eureka, described as follows:

TOWNSHIP 18 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 18: SE1/4NW1/4; NE1/4SW1/4; NW1/4SE1/4; S1/2SE1/4; Lot 2;
Section 19: NE1/4; SE1/4NW1/4; N1/2SE1/4;
Section 20: W1/2NW1/4; N1/2SW1/4; SE1/4NW1/4; Lot 1;

EXCEPTING FROM all those parcels shown in TOWNSHIP 18 NORTH,
RANGE 54 EAST, M.D.B.&M., except the NE1/4NE1/4 of Section 19,
the SE1/4NW1/4, Lot 1, NW1/4NW1/4 and the NE1/4SW1/4 of Section
20, all the coal and other minerals as reserved in Patent
executed by THE UNITED STATES OF AMERICA, recorded August 17,
1932 in Book 21 of Deeds at Page 89, Eureka County, Nevada,
records.

BOOK 336 PAGE 538
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
00 SEP -5 PM 2:45

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 9.00

175131

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/89)

BOOK 336 PAGE 540



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) Portion of 008-150-01
b) Portion of 008-320-02
c) _____
d) _____

2. Type of Property:

- a) _____ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) XX Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 175131
Book: 336 Page: 538
Date of Recording: 9-5-00
Notes: _____

3. Total Value/Sales Price of Property

\$ 370,000.00

Deduct Assumed Liens and/or Encumbrances:

\$(_____)

Provide recording information: Doc/Instrument No.:

Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 370,000.00

Real Property Transfer Tax Due:

\$ 481.00

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 Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: Fish Creek Ranch, LLC
Address: P O Box 864
City/State/Zip: Eureka NV 89316
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: HALLETT E. ROBERTS
Address: P O Box 66565
City/State/Zip: Scotts Valley CA 95066
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 00211433

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Print Name: HALLETT E. ROBERTS
Address: P O Box 66565
City/State/Zip: Scotts Valley CA 95066
Telephone: 831-436-0812
Capacity: _____

COMPANY REQUESTING RECORDING

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