

When recorded mail do:ent
and tax statement to:
Berg Properties Califon LLC
PO Box 5460
Fallon, Nevada 89407

BOOK 363 PAGE 287-289
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2003 JUL 22 PM 3:46

EUREKA COUNTY NEVADA
M.N. REGALEATI, RECORDER
FILE NO. FEE \$ 16.00

182232

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Eureka Properties, C, a Nevada limited liability company, hereby GRANTS to Berg
Properties California LLC, a California limited liability company, the following
described real propy in the County of Eureka, State of Nevada:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
APN: 07-200-46

This conveyance documents the completion of a section 1031 tax deferred exchange.

Dated: June 30, 2003

State of Oregon
County of Clackam

Eureka Properties, LLC

On June 30, 2003 before me
Robert M. Law personally appeared

By: [Signature]
Robert M. Law, Manager

Carol Shelton
personally known me to be the
person whose name subscribed to within
instrument and acknowledges to me that he
executed the same in his authorized capacity,
and that by his signature on the instrument
the person, or the entity behalf of which the
person acted, executed the instrument.

This document filed for record by Frontier Title
Company as an accommodation only. It has not
been examined as to its execution or as to its
effect upon the title.

Witness my hand and official seal.

Signature [Signature]
Notary Public

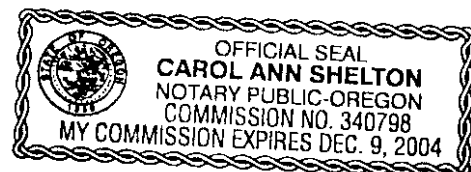


Exhibit A

p. 1 of 2

Parcel 1

TOWNSHIP 21 NORTH, RANGE 53 EAST, MDB&M.

Section 17: N ½

Parcel 2

TOWNSHIP 21 NORTH, RANGE 53 EAST, MDB&M.

Section 17: S ½

EXCEPTING THE FROM Parcel A as shown on that certain Parcel Map for the Estate of Florence M. Stenton, filed in the Office of the County Recorder of Eureka County, State of Nevada, on January 19, 1990, as File Number 131085, being a portion of the SE ¼ SE ¼ of Sect. 17, Township 21 North, Range 53 East, MDB&M.

Parcel 3

Parcel A as shown on that certain Parcel Map for the Estate of Florence M. Stenton, filed in the Office of the County Recorder of Eureka County, State of Nevada, on January 19, 1990, as File Number 131085, being a portion of the SE ¼ SE ¼ of Section 17, Township 21 North, Range 53 East, MDB&M.

EXCEPTING FROM Parcels 1, 2 and 3 all oil, gas, potash and sodium lying in and under said land as reserved Patents by the UNITED STATES OF AMERICA, recorded May 6, 1965, in Book 7, Pages 229 and 230, Official Records, Eureka County, Nevada.

SUBJECT to all extensions, reservations, restrictions, restrictive covenants, assessments, easements, rights of way of record in connection with any or all of the above parcels.

TOGETHER with mineral rights owned by the Grantor, if any, in connection with any or all of the above parcels.

TOGETHER with water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use, in connection with any or all of the above parcels.

Exhibit A

p. 2 of 2

TOGETHER with and all buildings and improvements situate on any or all of the above parcels.

TOGETHER with tenements, hereditaments and appurtenances thereunto belonging or appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, connection with any or all of the above parcels.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) APN 07-200-46
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 182232
Book: 363 Page: 287-289
Date of Recording: 7-22-03
Notes: _____

2. Type of Property:

- | | | | |
|--|------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant L. | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Town | 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"/> | Agricultur | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 520,000
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 520,000
\$ None

4. If Exemption Claim:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason Exemption: See attached exhibit A

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare 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 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 375.1, the Buyer and Seller shall be jointly and severally liable for any additional amount due.

Signature [Signature] Capacity Manager
Signature [Signature] Capacity Manager

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eure Properties, LLC
Address: PO Box 5460
City: Fall
State: NV Zip: 89407

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Berg Properties California, LLC
Address: PO Box 5460
City: Fallon
State: NV Zip: 89407

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**State of Nevada
Declaration of Value
Exhibit A**

Seller (qualified intermediary) purchased property utilizing money of Buyer (exchanger), while serving as the qualified intermediary as provided for in a section 1031 exchange agreement with Buyer. This transfer is the completion of exchange whereby Seller (qualified intermediary) is transferring property to Buyer (exchanger).

COPY