

MAIL TAX STATEMENT AND
WHEN RECORDED RETURN TO:
RLF Nevada Properties, LLC
523 S. Cascade Avenue, Suite E
Colorado Springs, CO 80903

BOOK **444** PAGE **103-106**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Little
2006 OCT -6 PM 2:20
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. **206331** FEES **17.00**

APN: 05-120-05; 05-140-06; 04-360-01; 04-370-12; 04-370-15; 04-290-16; 04-390-08

06012114

GRANT BARGAIN AND SALE DEED

THIS GRANT BARGAIN & SALE DEED is made this 19th day of September, 2006 by and between **NEVADA LAND AND RESOURCE COMPANY, LLC**, a Nevada limited liability company whose address is 3480 GS Richards Boulevard, Suite 101, Carson City, Nevada, 89703, hereafter referred as "**GRANTOR**," and **RLF NEVADA PROPERTIES, LLC**, a Colorado limited liability company whose address is 523 S. Cascade Avenue, Suite E, Colorado Springs, CO 80903, hereafter referred as "**GRANTEE**,"

GRANTOR, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to **GRANTOR** in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to **GRANTEE**, and to **GRANTEE**'s successors and assigns forever, all right, title and interest in and to that certain real property situated in Eureka County, State of Nevada, and more particularly described on Exhibit "A", attached hereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; except as otherwise expressly provided in this Deed.

GRANTOR hereby retains a non-exclusive roadway, utility and access easement not greater than forty (40) feet in width, located along existing trails and tracks. This easement may be relocated and aligned by **GRANTOR** in such location as **GRANTEE** and **GRANTOR** reasonably agree, provided that **GRANTOR** is solely responsible for all costs incurred in the relocation of such easement.

GRANTOR makes no representation or warranty concerning the effect of those certain Minerals Leases dated October 11, 1985 and August 3, 1987 by and between Southern Pacific

Land Company, a California corporation, as lessor, and SFP Minerals Corporation, a Nevada corporation, as lessee, to the degree or the extent that the same applies and is enforceable against the property described in this Grant, Bargain and Sale Deed, if at all, provided that Grantor reserves to itself all rents and mineral production royalties payable by the lessee under such Minerals Lease during its term.

GRANTOR reserves to itself all rights, rents, issues, profits and privileges of Lessor pursuant to that License and any amendments thereto between **STATE OF NEVADA, STATE COMMUNICATION BOARD**, (Licensee) and **GRANTOR**. A Memorandum of said Lease Agreement was recorded in the official records of Eureka County on August 18, 2000 as Document No. 175055.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said **GRANTEE**, and to **GRANTEE's** heirs, and successors and assigns forever.

IN WITNESS WHEREOF, the **GRANTOR** has executed this conveyance the day and year first above written.

**NEVADA LAND AND RESOURCE COMPANY, LLC,
A NEVADA LIMITED LIABILITY COMPANY**

By: _____

Dorothy A. Timian-Palmer
Chief Operating Officer

STATE OF NEVADA)
) ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on this 19th day of September, 2006 by Dorothy A. Timian-Palmer its Chief Operating Officer of/for Nevada Land and Resource Company, LLC, a Nevada limited liability company.

Notary Public

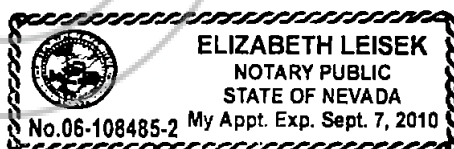


Exhibit "A"

LEGAL DESCRIPTION

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

PARCEL 1:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 31 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 7: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 32 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: All;

Section 25: N1/2; SW1/4; W1/2SE1/4; SE1/4SE1/4;

Continued on next page

Exhibit "A" (cont.)

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

Section 33: All;

PARCEL 4:

TOWNSHIP 33 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 33: All;

PARCEL 5:

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 19: All that portion lying northwesterly of Highway 278.

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) 05-120-05, 05-140-06, 04-360-01, 04-370-12, 04-370-15, 04-290-16 and 04-390-08

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	206331
Book:	444 Page: 103-106
Date of Recording:	10-6-06
Notes:	

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
- i) ☐ Other _____

3. Total Value/Sales Price of Property: \$526,346.95

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$526,346.94

Real Property Transfer Tax Due: \$2,053.35

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 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

Capacity _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Nevada Land and Resource Company LLC

Print Name: Hart Baitis

3480 GS Richards Blvd. #101

130 Solana Road

Carson City, NV 89703

Portola Valley, CA 94028

COMPANY REQUESTING RECORDING

Co. Name: Tigor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100,
Reno, NV 89511

Esc #: 6003278-SH

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Nevada Land and Resource Company LLC
Danielle Bettridge
3480 GS Richards Blvd. #101
Carson City, NV 89703

Signature James W. Leisy

Capacity Auth. Rep.

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: RLF Nevada Properties, LLC
523 S. Cascade Ave #E
Colorado Springs, CO 80903

COMPANY REQUESTING RECORDING

Co. Name: Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100,
Reno, NV 89511

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