

**DOC # 0208223**

03/16/2007

10:34 AM

**Official Record**

Recording requested By  
TICOR TITLE OF NEVADA

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee \$18.00 Page 1 of 5  
RPT: \$1.088 10 Recorded By FES  
Book- 0453 Page- 0261

APN #: 04-370-04, 04-290-04, 04-290-12, 04-290-18

Escrow No.: 07000052 SH

Title No. 07010049

**RECORDING REQUESTED BY:**

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

**WHEN RECORDED MAIL TO:**

RNSA LANDS, LLC  
15255 N. Frank Lloyd Wright  
Scottsdale, AZ 85260

**MAIL TAX STATEMENTS TO:**

Same as above



0208223

FOR RECORDER'S USE ONLY

**Grant, Bargain & Sale Deed  
Title of Document**

**Please complete Affirmation Statement below:**



I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**-OR-**



I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or person as required by law: \_\_\_\_\_

(State specific law)

Signature

Escrow Agent  
Title

Sherrie Hoss  
Print Signature

This page is added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fees applies)

MAIL TAX STATEMENT AND  
WHEN RECORDED RETURN TO:  
RNSA Lands, LLC  
15255 N. Frank Lloyd Wright Boulevard  
Unit 2029  
Scottsdale, AZ 85260

**APN: 004-370-04; 004-290-04; 004-290-12; 004-290-18**

**GRANT BARGAIN AND SALE DEED**

**THIS GRANT, BARGAIN AND SALE DEED** is made this 1<sup>st</sup> day of March, 2007 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 (referred to as "**GRANTOR**") and **RNSA LANDS, LLC**, a Texas limited liability company whose address is 15255 N. Frank Lloyd Wright Boulevard, Unit 2029, Scottsdale, AZ 85260 (referred to as "**GRANTEE**").

**GRANTOR**, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to **GRANTOR** paid by the **GRANTEE**, the receipt of which **GRANTOR** acknowledges, by these presents grants, bargains and sells 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, except the easement and mineral estate and interest reserved to **GRANTOR**.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property; except as otherwise expressly provided in this Deed.

To have and to hold the real property above described with the appurtenances, unto **GRANTEE**, and to **GRANTEE's** heirs, and successors and assigns forever.

**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.

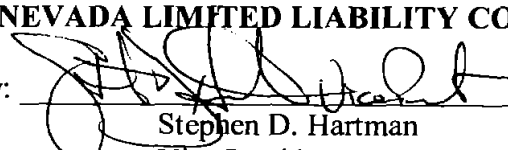
**GRANTOR** reserves to itself the exclusive right and privilege to enter on the property for the purposes of exploration and prospecting for the development, extraction, mining, production, removal and sale of all minerals, mineral substances, metals, ore-bearing materials, coal, oil, gas, other hydrocarbons, geothermal steam, liquids or brines, heat, other geothermal resources and rocks of every kind, except sand and gravel. The mineral estate and rights reserved to Grantor include all of the right, title and interest to minerals in, on or under the property, including, but not limited to, the surface and subsurface of the property, all minerals, mineral elements and compounds and ores, together with all easements and rights-of-way reserved or granted in, on or under the property, together with any and all lodes, veins and mineral deposits extending from or into or contained in the property. The term "minerals" shall include all mineral elements and compounds, including by way of example and not by limitation, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property, and regardless of the method of extraction, mining or processing of the same (whether open pit or strip mining, underground mining, surface or subsurface leaching) whether presently or subsequently employed, invented, or developed. Grantor reserves to itself the rights of egress and ingress to and from the property for any and all purposes related to the mineral estate reserved to Grantor. Grantor shall conduct all of its activities in accordance with all applicable laws, regulations, and ordinances, and shall defend, indemnify and hold Grantee from and against all actions, claims, damages and losses resulting from Grantor's exercise of the rights appurtenant to its reserved mineral estate. Grantor shall compensate Grantee for surface damages resulting from Grantor's activities related to Grantor's reserved mineral estate. If Grantee and Grantor are unable to mutually determine the damages resulting to the surface, such damages shall be determined by a mutually acceptable independent appraiser who shall determine the fair market value of the surface damaged as a result of Grantor's activities.

**GRANTOR** makes no representation or warranty concerning the effect of that certain Minerals Lease dated 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** has executed this Grant, Bargain and Sale Deed the day and year first above written.

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

By: \_\_\_\_\_

  
Stephen D. Hartman  
Vice President

STATE OF NEVADA

)

) ss.

COUNTY OF CARSON CITY

)

This instrument was acknowledged before me on this 1<sup>st</sup> day of March, 2007, by Stephen D. Hartman, its Vice President of and for Nevada Land and Resource Company, LLC, a Nevada limited liability company.

Elizabeth Leisek  
Notary Public

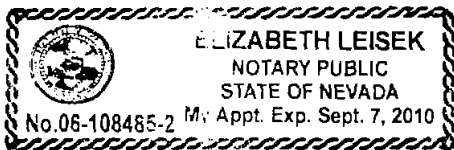


Exhibit "A"

**LEGAL DESCRIPTION**

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

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

Section 23: All;

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

Section 23: All;

Section 25: All;

Section 35: All;



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Book 453  
Page 265

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Page 5 of 5

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) 04-370-04 04-290-04 04-290-12 04-290-

FOR
Document In
Book:
Date of Rec:
Notes:

**DOC # DV-208223**

03/16/2007

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**Official Record**

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TICOR TITLE OF NEVADA

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page 1 of 2 Fee: \$18.00  
Recorded By: FES RPTT: \$1,088.10  
Book- 0453 Page- 0261

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:** ..... **\$278,968.00**

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

Transfer Tax Value: ..... **\$278,968.00**

Real Property Transfer Tax Due: ..... **\$1,088.10**

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 Janet T. V.

Capacity: Grantor

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Nevada Land and Resource Company, LLC  
Address: 3480 GS Richards Blvd. #101  
City/State/Zip: Carson City, NV 89703

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: RNSA Lands, LLC  
Address: 15255 Frank Lloyd Wright Unit #2029  
City/State/Zip: Scottsdale, AZ 85260

**COMPANY REQUESTING RECORDING**

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

Esc #: 7000052-SH

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s):** 04-370-04 04-290-04 04-290-12 04-290-18

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
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2. **Type of Property:**

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3. **Total Value/Sales Price of Property:** ..... \$278,968.00  
Deed in Lieu of Foreclosure Only (value of property)..... \$ .....  
Transfer Tax Value: ..... \$278,968.00  
Real Property Transfer Tax Due: ..... \$1,088.10

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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_  
Capacity \_\_\_\_\_

Signature \_\_\_\_\_  
Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: NEVADA LAND AND RESOURCE  
COMPANY, LLC.  
Address: 3480 GS Richards Blvd. #101  
City/State/Zip: Carson City, NV 89703

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: The 1031 Exchange Experts, LLC  
intermediary for  
Address: 15255 N. Frank Lloyd Wright Unit #2029  
City/State/Zip: Scottsdale, AZ 85260

**COMPANY REQUESTING RECORDING**

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

Esc #.: 7000052-SH

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