

APN - None-Water Rights
WHEN RECORDED, RETURN TO:
Kobeh Valley Ranch, LLC
1726 Cole Blvd., Suite #115
Lakewood, Co. 80401
APN: N/A
MAIL TAX STATEMENTS TO:
Kobeh Valley Ranch, LLC
1726 Cole Blvd., Suite #115
Lakewood, Co. 80401

DOC # 0210727

10/02/2007 11:08 AM
Official Record
Recording requested By
FIRST AMERICAN TITLE
Eureka County - NV
Mike Rebaleati - Recorder
Fee: \$15.00 Page 1 of 2
RPT: \$2,418.00 Recorded By: LLH
Book- 464 Page- 0357



GRANT, BARGAIN AND SALE WATER RIGHTS DEED

THIS GRANT, BARGAIN AND SALE WATER RIGHTS DEED is made and entered into this 14 day of August, 2007, between 3F LLC, a Utah Limited Liability Company (Grantor) and Kobeh Valley Ranch, LLC., a Nevada Limited Liability Company (Grantee).

WITNESSETH:

That the said Grantors, for and in consideration of the sum on One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantee and to its heirs, successors and assigns forever, all of the following water right, located in Eureka County, Nevada, on file with the Nevada State Engineer to wit:

Permit 10426 Certificate 2782
Permit 18544 Certificate 6457
Permit 23951 Certificate 8002
Permit 23952 Certificate 8003

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including water rights, irrigation system, wells, pumps, motors, together with all and any other appurtenances necessary to operate the above described real property and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the said Grantors have hereunto executed this Grant, Bargain and Sale Deed the day and year first above written.

GRANTOR:

3F, LLC

By: Thomas E. Fitzwater
Thomas E. Fitzwater

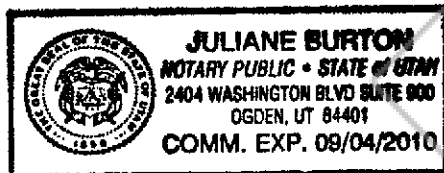
Its: Managing Member 3F LLC

STATE OF Utah)
 : ss.
COUNTY OF Weber)

This instrument was acknowledged

before me on the 14th day of August, 2007,
by Juliane Burton Thomas E. Fitzwater

Notary Public



0210727

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) N/A
b) _____
c) _____
d) _____

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 Water Rights

3. Total Value/Sales Price of Property:

\$620,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$620,000.00

Real Property Transfer Tax Due

\$2,418.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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 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: _____

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: 3F, LLC

Address: 2711 Industrial Drive

City: Ogden

State: UT Zip: 84401

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kobeh Valley Ranch, LLC

Address: 1726 Cole Blvd., Suite #115

City: Lakewood

State: CO Zip: 80401

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

First American Title Insurance

Print Name: Company

File Number: 2 3 2 3 2 5 2 A S L / S L

Address: 460 W. Main Street, Suite 101

City: Fernley

State: NV

Zip: 89408

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

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Notes: _____