

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 17 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 NEVADA  
DECLARATION OF VALUE

DOC # DV-210727

10/02/2007 11:08 AM

Official Record

1. Assessor Parcel Number(s)

- a) N/A
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

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

Page 1 of 1 Fee: \$15.00  
Recorded By: LLH RPTT: \$2,418.00

Book- 464 Page- 0357  
Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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: Thomas F. Fitzgerald  
Signature: \_\_\_\_\_

Capacity: Grantor  
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  
Address: 460 W. Main Street, Suite 101  
City: Fernley

File Number: 2 3 2 3 2 5 2 A S L / S L  
State: NV Zip: 89408

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