

Official Record

Recording requested By STEWART TITLE OF NORTHEASTERN NEV

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3 RPTT \$780.00 Recorded By: FES Book- 468 Page- 0130



0211467

APN: 007-370-44

Recording Requested By

and Return to: Kenkaren Prop

1129 Elm Drive
Placerville, CA 95667

The undersigned affirms that this document does not contain a social security number.

Grantee's Address/

Mail tax statement to:

1129 Elm Drive
Placerville, CA 95667

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 17 day of Dec, 2007, by and between RUBY HILL RANCH, LLC, a Nevada limited liability company, Grantor, and KENKAREN PROPERTIES, LLC, a Nevada limited liability company, Grantee.

WITNESSETH:

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all those certain lots, pieces, or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Parcel 3 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

FURTHER EXCEPTING THEREFROM undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property, including Permit Numbers 20376 and 23739.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

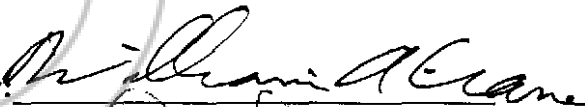
SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

GRANTOR:

**RUBY HILL RANCH, LLC, a Nevada
Limited Liability Company**

By: 

**WILLIAM A. CRANE,
Manager**

By: 

**JOHN A. GOURLEY,
Managing Member**

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

Page 2 of 3



0211467

Book: 468 12/26/2007
Page: 131 Page 2 of 3

STATE OF NEVADA
DECLARATION OF VALUE



DV-211467
12/26/2007

1. Assessor Parcel Number(s)

- a) _____
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

_____	\$200,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$200,000.00
Real Property Transfer Tax Due:	\$780.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____ Capacity: _____
Ruby Hill Ranch, LLC.

Signature: _____ Capacity: _____
KENKAREN PROPERTIES, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Ruby Hill Ranch, LLC.
Address: P.O. Box 281151
City/State/Zip Lamoille, NV 89828

BUYER (GRANTEE) INFORMATION

Print Name: KENKAREN PROPERTIES, LLC
Address: 1129 Elm Drive
City/State/Zip Placerville, CA 95667

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Stewart Title of Nevada -
Company Name: Northeastern Division Escrow No 1002156-21
Address: 810 Idaho Street
City Elko State: NV Zip 89801

**STATE OF NEVADA
DECLARATION OF VALUE**



DV-211467
12/26/2007

1. Assessor Parcel Number(s)

- a) _____
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

	\$200,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$200,000.00
Real Property Transfer Tax Due:	\$780.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Capacity: _____
Ruby Hill Ranch, LLC

Signature: _____ Capacity: _____
KENKAREN PROPERTIES, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Ruby Hill Ranch, LLC.
Address: P.O. Box 281151
City/State/Zip Lamoille, NV 89828

BUYER (GRANTEE) INFORMATION

Print Name: KENKAREN PROPERTIES, LLC
Address: 1129 Elm Drive
City/State/Zip Placerville, CA 95667

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1002156-21
Address: 810 Idaho Street
City Elko State: NV Zip 89801

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) _____
- b) _____
- c) _____
- d) _____

Recording requested By
STEWART TITLE OF NORTHEASTERN NEV

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 3 Fee: \$16.00
Recorded By: FES RPTT: \$780.00
Book- 468 Page- 0130

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

\$200,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value \$200,000.00

Real Property Transfer Tax Due: \$780.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____ Capacity: _____

Ruby Hill Ranch, LLC.

Signature: Kenneth S. Parker Jr. Capacity: _____

KENKAREN PROPERTIES, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Ruby Hill Ranch, LLC.

Address: P.O. Box 281151

City/State/Zip Lamoille, NV 89828

BUYER (GRANTEE) INFORMATION

Print Name: KENKAREN PROPERTIES, LLC

Address: 1129 Elm Drive

City/State/Zip Placerville, CA 95667

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1002156-21

Address: 810 Idaho Street

City Elko State: NV Zip 89801