

Official RecordRecording requested By
STEWART TITLE COEureka County - NV
Mike Rebaleati - RecorderFee: \$40.00 Page 1 of 2
RPTT \$2.398 50 Recorded By FS
Book- 0472 Page- 0147MASTER APN: 7-070-01
APN 6-360-01
6-360-03
7-070-01Mail Tax Statements to Grantee:
CEDAR RANCHES, LLC
P.O. Box 942
Eureka, Nevada 89316-0942When Recorded Return to:
GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

177-916-55 21

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, T. MILTON THOMPSON, an unmarried man herein referred to as Grantor, does hereby grant, bargain and sell to CEDAR RANCHES, LLC, a Nevada limited liability company, herein referred to as Grantee, and to its successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 23 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 3: SW1/4NE1/4; Lot 4; S1/2NW1/4; S1/2

Section 4: Lots 1, 2 and 3, S1/2N1/2; S1/2

Section 9: NE1/4;

Section 10: W1/2NE1/4; NE1/4NE1/4; W1/2;

TOWNSHIP 24 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 22: W1/2NE1/4; S1/2NW1/4; N1/2SW1/4;

Section 27: S1/2SW1/4;

Section 34: E1/2W1/2; W1/2SE1/4.

EXCEPTING AND RESERVING THEREFROM all minerals, oil, gas, geothermal, and other hydrocarbon rights together with access to T. Milton Thompson for life, then the remainder shall revert back to the Owner of Record.

TOGETHER WITH all of Grantor's water rights and privileges of any legal nature and kind appurtenant or related to the above-described property, whether surface (spring, creek, river) or underground, ditch rights, wells,

canals, pumps, ditch pipes, pipelines and related appropriation and conveyance facilities, and all water right applications, permits and/or certificates, vested or claimed rights, decreed or non-decreed rights, appurtenant or not appurtenant to the above-described property, adjudicated or non-adjudicated, whether held in the name of Grantor or by title subsequently obtained, including but not limited to Permit Nos. 1820, 2441, 6914, 7982, 7983, 7984, 8000, 13726, 13727 and Vested Claims V01114, V01115, V01319, V01521, V02845, V02846 and V02847.

TOGETHER WITH all easement rights, development rights and air rights.

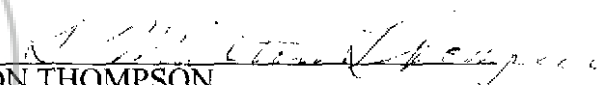
SUBJECT TO all taxes and other assessments, including agricultural use property tax under the so-called "Greenbelt" agricultural property tax law of Nevada, reservations, exceptions, and all easements, rights of way, liens, contracts, leases, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH all buildings and improvements thereon.

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

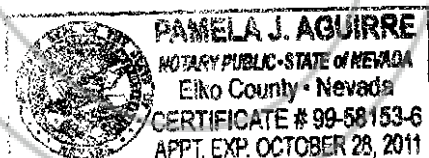
TO HAVE AND TO HOLD the described premises to the Grantee, and to its successors and assigns forever.


IN WITNESS WHEREOF, the Grantor has signed this Deed this 30 day of April, 2008.


T. MILTON THOMPSON

STATE OF NEVADA)
 : SS.
COUNTY OF Elko)

This instrument was acknowledged before me on April 30, 2008, by T. MILTON THOMPSON.




NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

006-380-01/006-360-03/007-
a) 070-
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

_____ \$615,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value _____ \$615,000.00
Real Property Transfer Tax Due: _____ \$2,398.50

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: T. Milton Thompson Capacity: Grantor

Signature: Cedar Ranches, LLC Capacity: Manager

SELLER (GRANTOR) INFORMATION

Print Name: T. Milton Thompson
Address: 295 Skyline Drive
City/State/Zip Elko, NV 89801

BUYER (GRANTEE) INFORMATION

Print Name: Cedar Ranches, LLC
Address: 511 Robins Street
City/State/Zip Eureka, NV 89316

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

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1004635-21
Address: 810 Idaho Street
City Elko State: NV Zip 89801

STATE OF NEVADA
DECLARATION OF VALUERecording requested By
STEWART TITLE CO

1. Assessor Parcel Number(s)

- 006-380-01/006-360-03/007-
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b) _____
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d) _____

FOR RECORDER'S

Document/Instrum
Book _____
Date of Recording: _____
Notes: _____

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: FS RPTT: \$2,398.50
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Signature:

Capacity:

T. Milton Thompson

Signature:

Capacity:

Cedar Ranches, LLC

*Manager*SELLER (GRANTOR) INFORMATIONBUYER (GRANTEE) INFORMATION

Print Name: T. Milton Thompson
Address: 295 Skyline Drive
City/State/Zip Elko, NV 89801

Print Name: Cedar Ranches, LLC
Address: 511 Robins Street
City/State/Zip Eureka, NV 89316

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

Stewart Title of Nevada -
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City Elko State: NV Zip 89801