05/01/2008

Official Recording requested By STEWART TITLE CO

Record

Eureka County - NV Mike Rebaleati - Recorder

Page 1 Fee: **\$40.00** Recorded By RPTT \$2,398 50 Book- 9472 Page- 0147

W

Mail Tax Statements to Grantee: CEDAR RANCHES, LLC P.O. Box 942 Eureka, Nevada 89316-0942

MASTER APN: 7-070-01

6-360-01

6-360-03

7-070-01

APN

When Recorded Return to: GERBER LAW OFFICES, LLP 491 4th Street Elko, Nevada 89801 1 48:35 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 <u>3</u> day of April, 2008.

T. MILTON THOMPSON

STATE OF NEVADA

SS.

COUNTY OF The Country of the Country

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

PAMELA J. AGUIRRE

HOTARY PUBLIC-STATE OF MEMOA

E IKO County • Nevada

CERTIFICATE # 99-58153-6

APPT. EXP. OCTOBER 28, 2011

NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	FOR RECORDER'S OPTIONAL USE ONLY				
006-380-01/006-360-03/007-	Decument/Instrument No.				
a) <u>070-</u>	Document/Instrument No. Book Page				
b)	Date of Recording:				
c)	Notes:				
d)	Notes.				
2. Type of Property a) Vacant Land b) Sin	gle Family Residence				
´ ├ ─┤	Plex				
· ' - ' - ' - ' - ' - ' - ' - ' - '					
	mmercial/Industrial				
°' 1	bile Home				
i) Other	/_/				
3. Total Value/Sales Price of Property	\$615,000.00				
Deed in Lieu of Foreclosure Only (Value	of Property) () \$615,000.00				
Transfer Tax Value	\$2,398.50				
Real Property Transfer Tax Due:	\$2,396.30				
4. If Exemption Claimed:a. Transfer Tax Exemption, per NRS 3	375 090. Section:				
b. Explain Reason for Exemption:	770.ddb, dedilorr.				
Partial Interest: Percentage being transfer	red: 100 %				
NRS 375.110 that the information provided is come supported by documentation if called usefurthermore, the disallowance of any claimed may result in a penalty of 10% of the tax due pleursuant to NRS 375.030, the Buyer and	under penalty of perjury, pursuant to NRS 375.060 and orrect to the best of their information and belief, and can pon to substantiate the information provided herein. exemption or other determination of additional tax due, us interest at 1% per month. Seller shall be jointly and severally liable for any				
additional amount owed.					
Signature: J. W. Jon	Capacity: Grantol				
T. Milton Thompson					
Signature:	Capacity: Manager				
Cedar Ranches, LLC					
_					
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION				
Print Name: T. Milton Thompson	Print Name: Cedar Ranches, LLC				
Address: 295 Skyline Drive	Address: 511 Robins Street				
City/State/Zip Elko, NV 89801	City/State/Zip Eureka, NV 89316				
COMPANY/PERSON REQUESTING RE	CORDING (required if not the Seller or Buyer)				
Stewart Title of Company Name: Northeastern Division	Nevada - Escrow No 1004635-21				
Address: 810 Idaho Street	E3010W 140 1004000-21				
City Elko	State: NV Zip 89801				

DOC # DV-211800

Recording requested By STEWART TITLE CO

05/01/2008 01:55 PM
Official Record

STATE OF NEVADA **DECLARATION OF VALUE**

		rcel Number(s)			FOR RECORDE	R'S			inty - NV	
-1		0-01/006-360-0	3/007-	ĺ	Document/Inst				- Record	≥r
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b)				- i	Date of Record	— Boo	k- 0472	Page-0	147	
c) d)			-	_ '	Notes:	g			-1 \	
•					Notes.		The Real Property lies, the Parks of the Par		—/ /	
	pe of Prop	enty ant Land	b)	Single	e Family Resider	nce (
a)	⊢ ⊢		·	_	•	ice	-	No.		١,
c)	 	ndo/Twnhse	d)	2-4 P				-	-	-
e)	Apa	artment Bidg.	f)		nercial/Industria	1	The same of		1	h.
g)	X Agi	ricultural	h)	Mobil	e Home		/			April 1
i)	Oth	ier				1	()			
3. To	tal Value/	Sales Price of F	roperty				\$615,0	00.00		
	eed in Li	eu of Foreclosu	e Only (Va	lue of	Property) (_		Д.,)	
	ransfer T					/		000.00		
	-	erty Transfer Ta	x Due:				\$2,3	98.50		
		n Claimed:	tion nor NE	DC 276	000 Sections					
a. b.		ifer Tax Exemp in Reason for E	•	15 3/0	5.090, Section	/	\			
	•	est: Percentage	1000	sferre	d: 100 %	_	7	 		
		/ /				1	1	\		
he un	dersigned	I declares and a	acknowledg	ges, un	ider penalty of prect to the best of	erjury, purs f their infor	suant to mation	NRS 3 and beli	75.060 and	
nno o ne sup	ported b	y documentation	on if called	d upoi	n to substantia	te the info	ormation	n provid	led herein.	
urther	more, the	disallowance of	of any clain	ned ex	emption or othe	r determina				
					interest at 1% p eller shall be jo		SAVAT	ally liah	le for any	
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Sign	ature:	_ /				Capacity:				
		T. Milton The	ompson	·		/				
Sian	nturai		-		. /	Capacity:		n		
Jaigii	ature:	Cedar Ranch	ne IIC	-		Capacity.		Nonvo		
		Cedal Nanci	ics, LLC							
SEL	LER (GF	RANTOR) INFO	ORMATIO	N	BUYER (GI	RANTEE)	INFOR	RMATIC	N	
	Name:	T. Milton Thon			Print Name:	Cedar Ra				
Addr	ess:	295 Skyline Dr			Address:	511 Robin	ns Stree	et .		
City/	State/Zip	Elko, NV 8980	1		City/State/Zip	Eureka, N	IV 8931	6		
COM	DANVID	ERSON REOL	IESTING	DEC	ADDING (requi	ired if not	tha Sa	ller er B	tuunel	
100	V.	Stewart			DRDING (requievada -				uyer)	
	рапу Nan		stern Divisio			scrow No	10046	35-21		
Addr		110 Idaho Stree	<u> </u>							
City	Elko)			State:	NV	Zip	89801		