



0212469

When recorded return to:

Marvel & Kump, Ltd.

PO Box 2645

Elko, NV 89801

Mail tax statements:

3F, LLC

351 S. Main,

Eureka, NV 89316. 008-030-08 - 008-030-09

008-020-04 008-020-05

APN: Eureka County - 008-110-01, 008-020-01, 008-020-03

Lander County - 006-130-02

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 16th day of AUGUST, 2008, by and between, **3F LLC**, a Utah limited liability company, "Grantor"; and **3F, LLC**, a Nevada limited liability company, "Grantee."

WITNESSETH:

That the said Grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantee, and its successors and assigns, all that certain property situate, lying, and being in the Counties of Eureka and Lander, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**SUBJECT TO** Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

**TOGETHER WITH** all fences, corrals, buildings and other improvements thereon.

**TOGETHER WITH** all of Grantor's right, title and interest in and to all rights, privileges, preferences, permits and licenses, to graze livestock upon the federal domain administered by the Bureau of Land Management in the Willows Ranch Allotment, together with all cooperative agreements and range improvements used in connection with said grazing permit.

**TOGETHER WITH** all water, water rights, dams, ditches, canals, pipelines,

This document filed for record by Stewart Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith or with federal domain grazing lands appurtenant or attached thereto, including, but not limited to, those water rights described on Exhibit "B" attached hereto and made a part hereof.

**TOGETHER WITH** all of Grantor's right, title and interest in and to all oil, gas, mineral, petroleum, and geothermal resources, and all other mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases thereon, and all rentals, royalties and/or other considerations payable to Grantor therefor.

**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.

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

**IN WITNESS WHEREOF**, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

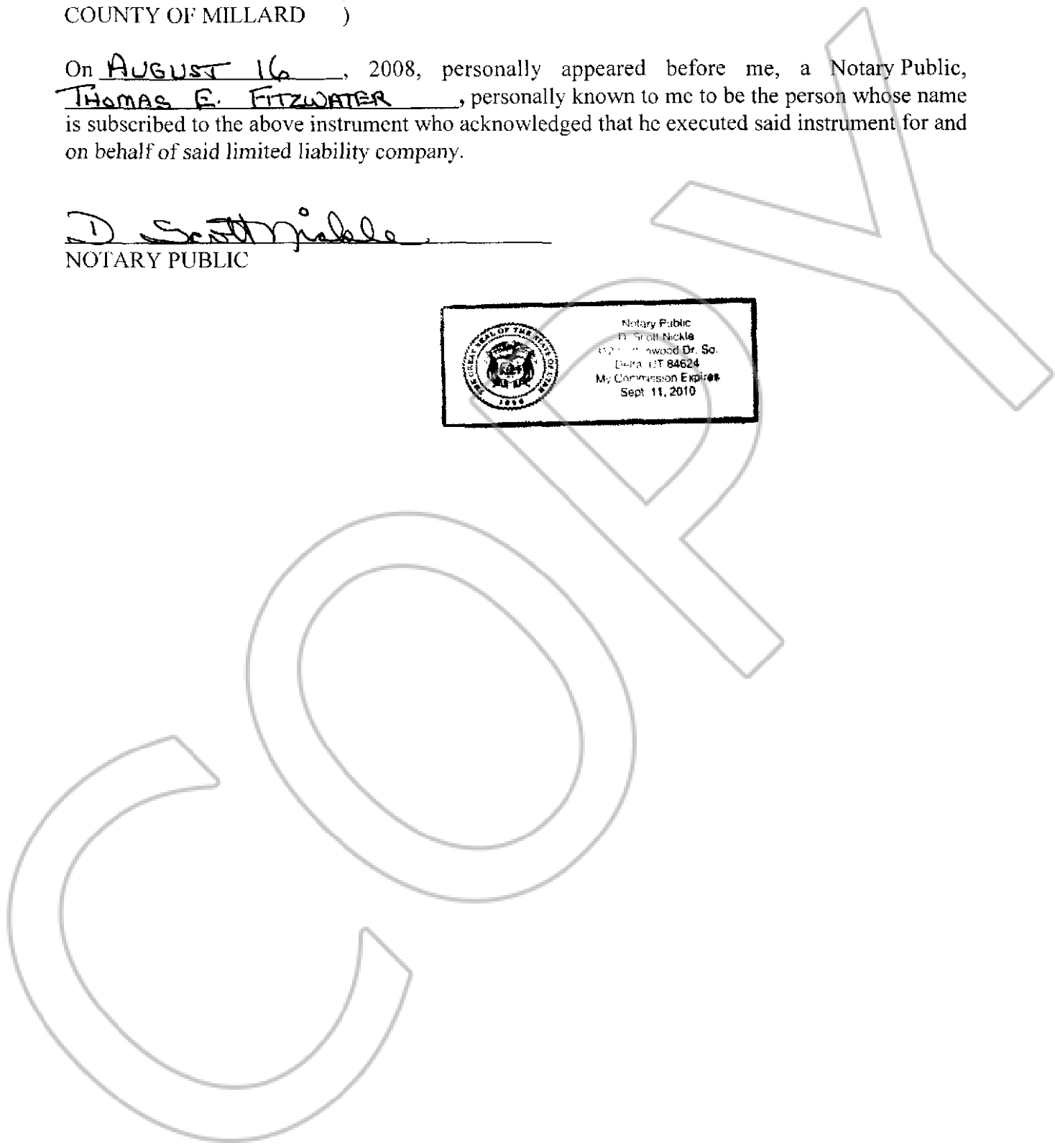
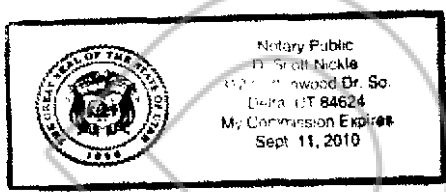
**3F LLC**, a Utah limited liability company

BY:   
**THOMAS E. FITZWATER**, Managing Member

STATE OF UTAH )  
 )SS.  
COUNTY OF MILLARD )

On AUGUST 16, 2008, personally appeared before me, a Notary Public,  
THOMAS E. FITZWATER, personally known to me to be the person whose name  
is subscribed to the above instrument who acknowledged that he executed said instrument for and  
on behalf of said limited liability company.

D Scott Nickle  
NOTARY PUBLIC



## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lander and Eureka, described as follows:

**PARCEL 1: (EUREKA COUNTY)**

**TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.**

Section 5: NW1/4SW1/4; SW1/4SW1/4;  
Section 6: NE1/4SE1/4; SE1/4SE1/4;  
Section 8: NW1/4NW1/4; S1/2NW1/4; NE1/4SW1/4;

**TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.**

Section 5: W1/2E1/2; E1/2W1/2; W1/2SW1/4; SW1/4NW1/4;  
Section 6: SE1/4; SE1/4NE1/4;

EXCEPTING FROM all the subject property in Sections 5 and 6, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M. all coal and other valuable minerals as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded July 6, 1950, in Book 24 of Deeds at Page 79, Eureka County, Nevada records.

Section 18: NW1/4NE1/4; NE1/4SW1/4; SE1/4NW1/4; SW1/4SE1/4;  
Section 19: E1/2SE1/4; NW1/4SE1/4; NE1/4;

EXCEPTING FROM all of the subject property in Section 18 and the N1/2NE1/4, SW1/4NE1/4 and NW1/4SE1/4 of Section 19, all the oil and gas as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded October 5, 1966, in Book 12 of Official Records at Page 209, Eureka County, Nevada.

Section 20: W1/2SW1/4; SW1/4NW1/4;

EXCEPTING FROM the SE1/4SE1/4 of Section 19 and the SW1/4SW1/4 of Section 20, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M. all mineral deposits as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded January 2, 1969, in Book 26 of Official Records at Page 534, Eureka County, Nevada.

EXCEPTING FROM the SW1/4NW1/4 and NW1/4SW1/4 of Section 20, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M., all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value as reserved in

Continued on next page

-1-

EXHIBIT

A

Patent executed by the State of Nevada, recorded October 18, 1949, in Book 24 of Deeds at Page 4, Eureka County, Nevada records.

Section 29: SW1/4NW1/4; NW1/4SW1/4; SW1/4SW1/4;  
Section 30: E1/2NE1/4; NE1/4SE1/4;

EXCEPTING FROM all of the subject property in Sections 29 and 30, TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M. all the oil and gas as reserved in Patent executed by THE UNITED STATES OF AMERICA, recorded February 21, 1969, in Book 28 of Official Records at Page 12, Eureka County, Nevada.

EXCEPTING FROM all of the subject property in TOWNSHIP 18 NORTH, RANGE 48 EAST, TOWNSHIP 18 NORTH, RANGE 49 EAST and TOWNSHIP 19 NORTH, RANGE 49 EAST, except all property in Section 18; SW1/4SW1/4 of Section 20; all property in Sections 29 and 30 of TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M. an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 7, 1962, in Book 26 of Deeds at Page 300, Eureka County Nevada.

PARCEL 2: (LANDER COUNTY)

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 7: SE1/4NW1/4; SW1/4NE1/4; W1/2SE1/4;  
Section 18: NW1/4NE1/4;

EXCEPTING THEREFROM an undivided one-half of all oil, petroleum, gas and minerals as reserved in Deed executed by CONLAN LAND & LIVESTOCK, INC., recorded November 13, 1962, in Book 69 of Deeds at Page 250, Lander County, Nevada.

PARCEL 3: (Eureka County)

TOWNSHIP 19 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: NW1/4NW1/4;

EXCEPTING THEREFROM all mineral deposits lying in and under said land as reserved by THE UNITED STATES OF AMERICA, in Patent recorded June 12, 1980, in Book 81, Page 575, Official Records, Eureka County, Nevada.

-2-



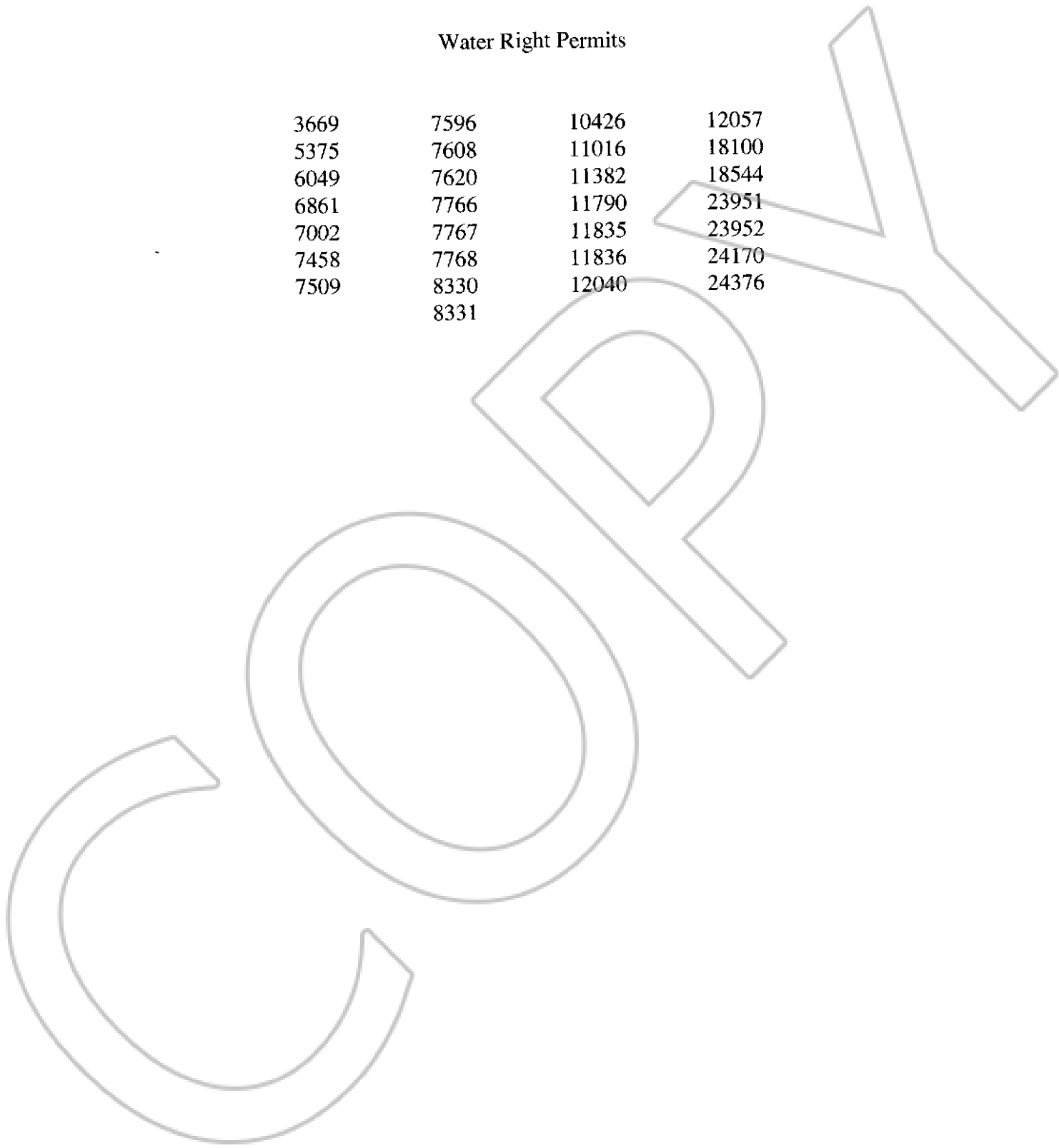
0212469

Book: 477 09/19/2008  
Page: 78 Page: 5 of 6

**EXHIBIT "B"**

Water Right Permits

3669	7596	10426	12057
5375	7608	11016	18100
6049	7620	11382	18544
6861	7766	11790	23951
7002	7767	11835	23952
7458	7768	11836	24170
7509	8330	12040	24376
	8331		



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-212469

09/19/2008

04:09 PM

Official Record

Recording requested By  
STEWART TITLE CO

FOR	Eureka County - NV		
Doc	Mike Rebaleati - Recorder		
Bool	Page 1 of 1	Fee	\$44.00
Date	Recorded By FS	RPTT:	
Note:	Book- 0477 Page- 0074		

1. Assessor Parcel Number (s)

- a) 001-110-01
- b) 008-020-01 008-020-03
- c) 008-020-04 008-020-05
- d) 008-030-08 008-030-09

2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'Wind'l     |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

3. Total Value/Sales Price of Property:

\$ \_\_\_\_\_

\$ 0

\$ \_\_\_\_\_

Transfer Tax Value:

Real Property Transfer Tax Due:

(TAX IS COMPUTED @ \$1.95 per \$500 value)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 1

b. Explain Reason for Exemption: Mere change in place of organization - from Utah to Nevada

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 [Signature] Capacity Attorney  
Signature [Signature] Capacity Attorney

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)	a Utah limited	(REQUIRED)	a Nevada limited
Print Name:	<u>3F LLC, Liability Co.</u>	Print Name:	<u>3F LLC Liability Co.</u>
Address:	<u>4198 South, 5500 West</u>	Address:	<u>351 S. Main</u>
City:	<u>Hooper</u>	City:	<u>Eureka</u>
State:	<u>UT</u> Zip: <u>84315</u>	State:	<u>NV</u> Zip: <u>89316</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_