

DOC # 0214589

02/05/2010

01:23 PM

Official Record

Recording requested By
BLANCO RANCH LLC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: **\$41.00**

Page 1 of 3

RPTT

Recorded By: FES

Book- 497 Page- 0299

APN# 007-400-02

Recording Requested by:

Name Blanco Ranch LLC

Address HC62 Box 52110

City/State/Zip Eureka, NV 89316

Grant Bargain Sale Deed

(Title of Document)



0214589

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

APN: 007-400-02
R.P.T.T. \$0.00 (exemption applies)

**When Recorded Mail Document
And Tax Statement To:**

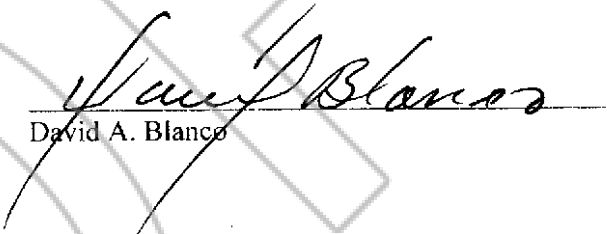
Blanco Ranch, LLC
HC 62 Box 62110
Eureka, NV 89316

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David A. Blanco ("Grantor") does hereby Grant, Bargain, Sell and Convey to Blanco Ranch, LLC, a Nevada limited liability company ("Grantee"), the real property located in the County of Eureka, State of Nevada as further described in Exhibit A, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof (the "Property").

As set forth in Section 5 of the Purchase and Sale Agreement dated effective December 15, 2007 between Grantor and American First Federal, Inc., a Nevada corporation ("AFF"), for the purchase and sale of the Property (the "PSA"), AFF has the right to repurchase the Property on the terms and conditions set forth in the PSA if Grantee transfers all or a portion of the Property prior to December 31, 2027 and such transfer is not a "Permitted Transfer" under the PSA.

DATED: December 28, 2009


David A. Blanco

STATE OF NEVADA
COUNTY OF Eureka

On December 28, 2009 before me, David A. Blanco personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity behalf of which the person acted, executed the instrument.

Witness my hand and official seal.


Notary Public

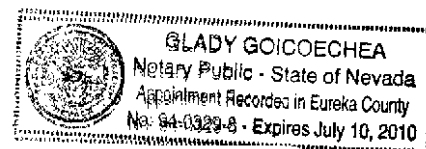
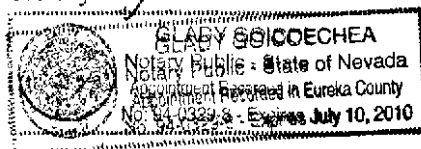


EXHIBIT A

EXHIBIT "A"

LEGAL DESCRIPTION

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

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 18: NE1/4 and all that portion of the NW1/4 lying East of Nevada Highway 278 right of way.

EXCEPTING FROM that portion lying within the NW1/4 all the oil, gas, potassium, lying in and under said land, as reserved by the United States of America in Patent recorded May 18, 1965, in Book 7, Page 324, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM the NE1/4 all the oil, gas and potash, lying in and under said land, as reserved by the United States of America in Patent recorded July 22, 1966, in Book 11, Page 188, Official Records, Eureka County, Nevada.

TOGETHER WITH all mineral rights owned by the Grantor, if any.

TOGETHER WITH all pumps, motors, and pivots.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any other use.



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STATE OF NEVADA
DECLARATION OF VALUE FORMRecording requested By
BLANCO RANCH LLC

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$41.00

Recorded By FES RPTT:

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1. Assessor Parcel Number(s)

- a) 007-400-02
 b)
 c)
 d)

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
☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 225,000.00

Deed in Lieu of Foreclosure Only (value of property)

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Transfer Tax Value:

\$ 225,000.00

Real Property Transfer Tax Due

\$ 877.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Transfer to LLC owned 100% by David A. Blanco

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 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 David A. Blanco Capacity IndividualSignature David A. Blanco Capacity Manager**SELLER (GRANTOR) INFORMATION**
(REQUIRED)Print Name: David A. BlancoAddress: HC 62 Box 62110 7th StreetCity: EurekaState: NevadaZip: 89316**BUYER (GRANTEE) INFORMATION**
(REQUIRED)Print Name: Blanco Ranch, LLCAddress: HC 62 Box 62110 7th StreetCity: EurekaState: NevadaZip: 89316**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____