

Official Record

Recording requested By
JOHN REEDY INC

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: \$3.90 Recorded By: FES
Book- 501 Page- 0063



RECORDING REQUEST BY:
JOHN R. REEDY, INC.

WHEN RECORDED MAIL TO:

JOHN R. REEDY, INC.
3434 Truxtun Avenue, #220
Bakersfield, CA 93301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned transferor(s) declare (s) DOCUMENTARY TRANSFER TAX \$ ~~XXXXXX~~ 1.95

...Computed on the consideration or value of property conveyed; OR
...Computed on the consideration or value less liens or
encumbrances remaining at time of sale.

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JIGGS LAND CO., a Nevada Limited Partnership

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM(S) to

JULIE RANDOLPH, Trustec of the JULIE RANDOLPH SEPARATE PROPERTY TRUST, dated February 24, 1998; FRANCES PETERSON, Trustee of the FRANCES PETERSON SEPARATE PROPERTY TRUST, dated July 9, 2003; L.A.P., LP., a California Limited Partnership; and JAMES F. ETCHEVERRY, a single man, each as to an undivided 1/4 interest, all as tenants in common

the real property in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 17, 2010

JIGGS LAND CO., a Nevada Limited Partnership

BY: LISA HANCE, Liquidating General Partner

BY: FRANCES PETERSON, Liquidating
General Partner

BY: JULIE RANDOLPH, Liquidating General Partner

BY: JAMES F. ETCHEVERRY, Liquidating
General Partner

MAIL TAX STATEMENTS TO:
Julie Randolph
8937 Copper Springs Ct
Bakersfield, CA 93314

STATE OF CALIFORNIA)
) ss
COUNTY OF KERN)

On this the 24 day of March, 2010, before me, Elaine Noriega, Notary Public, personally appeared LISA HANCE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Elaine Noriega
Signature of Notary



STATE OF CALIFORNIA)
) ss
COUNTY OF KERN)

On this the 17 day of March, 2010, before me, Elaine Noriega, Notary Public, personally appeared JULIE RANDOLPH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Elaine Noriega
Signature of Notary

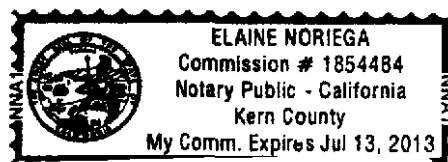


STATE OF CALIFORNIA)
) ss
COUNTY OF KERN)

On this the 5 day of April, 2010, before me, Elaine Noriega, Notary Public, personally appeared FRANCES PETERSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Elaine Noriega
Signature of Notary



STATE OF CALIFORNIA)
) ss
COUNTY OF KERN)

On this the 17 day of March, 2010, before me, Elaine Noriega, Notary Public, personally appeared JAMES F. ETCHEVERRY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the 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 upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Elaine Noriega
Signature of Notary

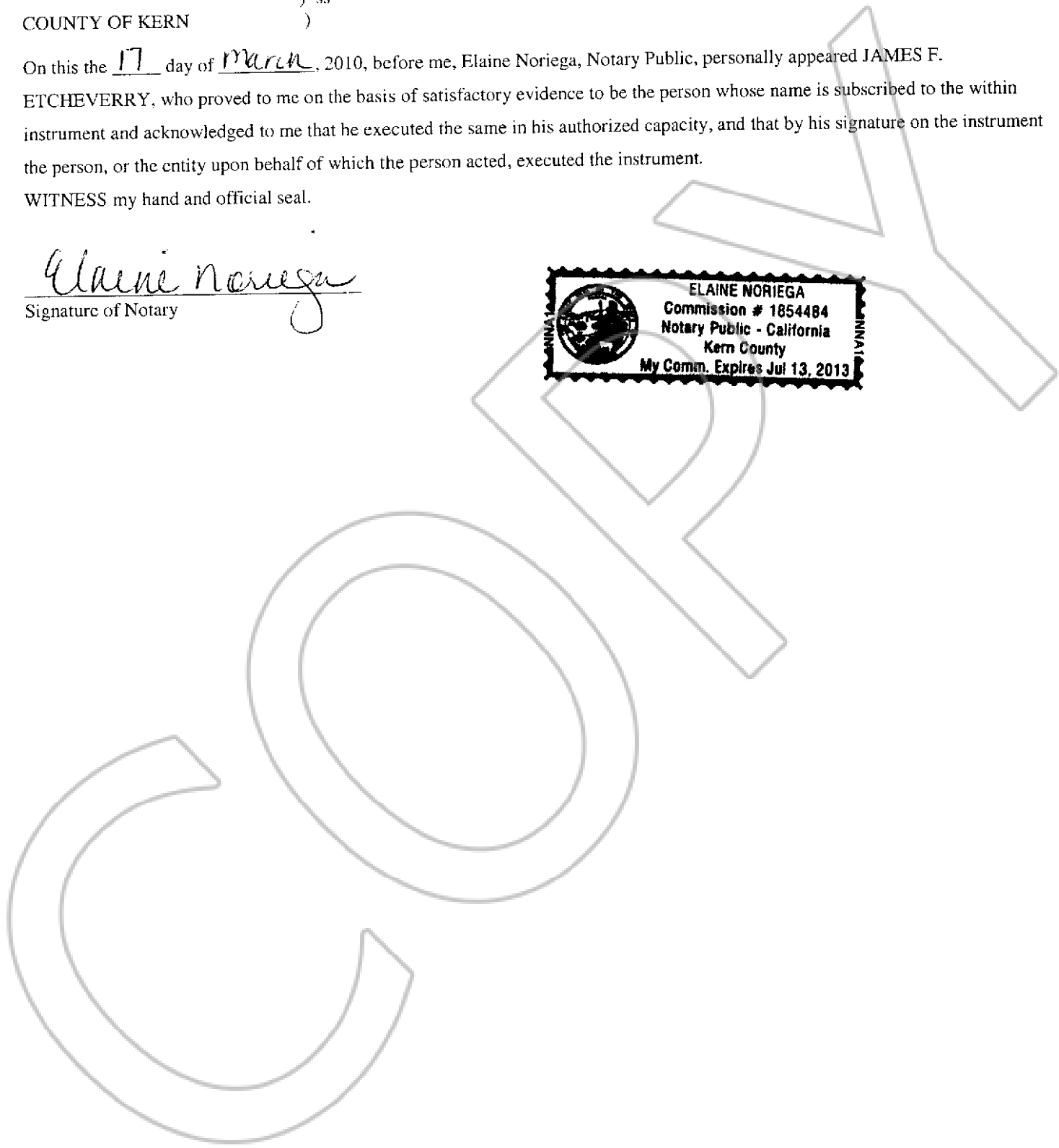


EXHIBIT "A"

Township 20 North, Range 54 East, MDB&M

Section 13: NE1/4SW1/4; SW1/4SE1/4

Together with all improvements situate thereon.

Together with all water, water rights, rights to the use of water, drains, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, and together with all range rights and grazing rights used and enjoyed in connection with any of said property.

Together with 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 exceptions and reservations of record.

APN: 7-350-07, 08

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-215226
07/12/2010 02:00 PM
Official Record

Recording requested By
JOHN REEDY INC

FOR RECOR
Document/In
Book: _____
Date of Recd
Notes: _____

Eureka County - NV
Mike Rebaleati - Recorder
Page 1 of 1 Fee: \$42.00
Recorded By: FES RPPT: \$3.90
Book- 501 Page- 0063

1. Assessor Parcel Number (s)
a) 007-350-07
b) 007-350-08
c) _____
d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" 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'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property: \$ 686,000
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 1.95

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

5. Partial Interest: Percentage being transferred: _____ %

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 Julie Randolph Capacity Grantor/Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Julie Randolph
Address: 8937 Copper Springs Ct
City: Bakersfield
State: CA Zip: 93314

(REQUIRED)
Print Name: Julie Randolph
Address: 8937 Copper Springs Ct
City: Bakersfield
State: CA Zip: 93314

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: John R. Reedy Inc. Escrow # _____
Address: 3434 Truxtun Ave Ste 220
City: Bakersfield State: CA Zip: 93301