

08/30/2010

01:23 PM

Official Record

Recording requested By
PRIVATE CAPITAL GROUP

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

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RPTT:

Recorded By: FES

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0019



0215431

MAIL TAX STATEMENTS TO

WHEN RECORDED RETURN TO:

c/o Private Capital Group, Inc.

160 West Canyon Crest Rd.

Alpine, Utah 84004

001-070-01

000-300-03

000-300-01

WARRANTY DEED

For good consideration, **CEDAR RANCHES, LLC**, a Nevada limited liability company ("Grantor"), hereby bargains, deeds and conveys to the individuals/entities indicated in the attached Exhibit A, c/o Private Capital Group, Inc., a Utah corporation ("Grantees"), that certain land described in the attached Exhibit B, in Eureka County, Nevada, free and clear with WARRANTY COVENANTS.

Grantor, for itself and its heirs, hereby covenants with Grantees, their heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantees, or their heirs or assigns, and at the expense of Grantor, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantees, their principals, agents, successors and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 1 day of July, 2010.

Grantor:

CEDAR RANCHES, LLC,
a Nevada limited liability company

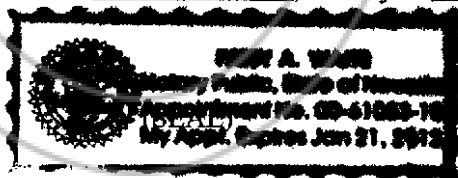
Signature:

By: Alan K. Chamberlain, its Manager

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF LANDER }

On the 01 day of July in the year 2010 before me, the undersigned, personally appeared Alan K. Chamberlain, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signatures on the instrument, the individual(s), or the persons upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of NEVADA, County of LANDER.



Notary Public

My commission expires:

1/31/2012

EXHIBIT "A"

LIST OF BENEFICIARIES

- i. Michael & Beth Burke with a zero and fifty-five-million-nine-hundred-forty-seven-thousand-six-hundred-thirty-seven hundred millionths percent (0.55947637) interest;
- ii. Marvin & Pamela Clinch with a zero and ninety--million-nine-hundred-nine-thousand-ninety-one hundred millionths percent (0.90909091) interest;
- iii. Daniel Gerszewski with a zero and ninety-three-million-four-hundred-seventy-three-thousand-ninety-one hundred millionths percent (0.93473091) interest;
- iv. David Burke with a zero and ninety-eight-million-five-hundred-twenty-seven-thousand-ninety-one hundred millionths percent (0.98527091) interest;
- v. Peralta, LLC with a one and eight-million-one-hundred-eighty-one-thousand-eight-hundred-nineteen ten millionths percent (1.81818190) interest;
- vi. Corey & Brenda Enloe with a two and three-million-six-hundred-thirty-six-thousand-three-hundred-sixty-four ten millionths percent (2.36363640) interest;
- vii. Linette Rollins with a two and three-million-six-hundred-thirty-six-thousand-three-hundred-sixty-four ten millionths percent (2.36363640) interest;
- viii. Martin Daniels with a two and eight-million-four-hundred-eighty-four-thousand-eight-hundred-thirty-seven ten millionths percent (2.84848370) interest;
- ix. Gerald C. Cole with a three and six-million-three-hundred-sixty-three-thousand-six-hundred-thirty-seven ten millionths percent (3.63636370) interest;
- x. Tom A. Thomsen with a four and five-million-four-hundred-fifty-four-thousand-five-hundred-forty-six ten millionths percent (4.54545460) interest;
- xi. Brian S. Frederickson with a four and five-million-four-hundred-fifty-four-thousand-five-hundred-forty-six ten millionths percent (4.54545460) interest;
- xii. Cache Private Capital, LLC with a four and nine-hundred-nine-thousand-ninety-one millionths percent (4.90909100) interest;
- xiii. Gerszewski Living Trust, James Gerszewski, Trustee, with a five and nine-million-four-hundred-forty-seven-thousand-six-hundred-fifty-five ten millionths percent (5.94476550) interest;
- xiv. Beyond Expectations, LLC with a nine and nine-hundred-nine-thousand-ninety-one ten millionths percent (9.09090910) interest;
- xv. Equity Trust Company Custodian FBO Maureen G. Mulvaney IRA with a nine and nine-hundred-nine-thousand-ninety-one ten millionths percent (9.09090910) interest;
- xvi. Charles & Margaret F. Cindric with a nine and nine-hundred-nine-thousand-ninety-one ten millionths percent (9.09090910) interest;
- xvii. PJC Ventures, LLC with a nine and nine-hundred-nine-thousand-ninety-one ten millionths percent (9.09090910) interest;
- xviii. Heather Nelson with a nine and nine-hundred-nine-thousand-ninety-one ten millionths percent (9.09090910) interest; and
- xix. R.E.D. Inc with an eighteen and one-hundred-eighty-one-thousand-eight-hundred-nineteen millionths percent (18.18181900) interest.



EXHIBIT "B"

DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION: 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: N1/2NE1/4; SW1/4NE1/4; 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: E1/2NW1/4; W1/2SE1/4; E1/2SW1/4;

TAX ID No.:

ASSESSOR PARCEL NOS. : 007-070-01, 006-360-03, 006-360-01

MASTER APN: 007-070-01

WATER RIGHTS

Basin	App	Cert	File Date	Status	Source	POD	POD	POD	POD	POD	Div	Type	Ann Duty	Units
47	1820	51	9/14/1910	CER	SPG	NW	NW	31	24N	55E	0.01	STK	3.53	AFA
153	6914	1147	6/13/1923	CER	SPR	SW	SW	1	23N	54E	0.025	STK	17.92238	AFS
153	V01114		7/6/1912	VST	SPR	SW	SW	11	23N	54E	0	IRR	4	AFA
153	V01115		7/6/1912	VST	SPR	NE	SE	3	23N	54E	3.12	IRR	4	AFA
153	V01319		7/16/1914	VST	SPR	SE	NW	31	24N	55E	0.025	STK		
153	V01521		11/1/1917	VST	SPR	NE	SW	13	23N	54E	0.025	STK	2.52	AFS
153	V02845		12/9/1974	VST	STR	NW	NW	2	23N	54E	0	IRR		
153	V02846		12/9/1974	VST	SPR	NW	SE	34	24N	54E	0	IRR		
153	V02847		12/9/1974	VST	STR	SW	NE	34	24N	54E	0	IRR		
153	13726	4116	5/18/1951	CER	UG	SW	SW	28	25N	54E	0.009	STK	6.51	AFA
153	13727	4117	5/18/1951	CER	UG	NW	SE	9	25N	54E	0.012	STK	8.68	AFA
153	7982	1885	1/19/2027	CER	SPR	NE	SE	11	25N	54E	0.013	STK	5.55	AFS
153	7983	1886	1/19/2027	CER	SPR	NW	SW	12	25N	54E	0.013	STK	5.55	AFS
153	7984	1887	1/19/2027	CER	SPR	NE	SW	12	25N	54E	0.013	STK	5.55	AFS
153	8000	1888	2/7/2027	CER	SPR	NE	SW	12	25N	54E	0.013	STK	5.55	AFS



0215431

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State of Nevada Declaration of Value

FOR
Docur
Book:
Date o
Notes:

Recording requested By
PRIVATE CAPITAL GROUP

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) 007-070-01
b) 006-360-03
c) 006-360-01
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
i) ☐ Other _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value per NRS 375.010, Section 2:

Real Property Transfer Tax Due:

\$ 550,000.-
\$ 615,000.-
\$ -65,000.-
\$ _____

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 [Signature] Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cedar Ranches, LLC
Address: 511 West Robins St
City: Eureka
State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: See attached Exhibit A to Deed
Address: 616 G 160 W. Canyon Crest Rd
City: Alpine
State: Utah Zip: 84004

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Private Capital Group Escrow # _____
Address: 160 W. Canyon Crest Road
City: Alpine State: UT Zip: 84004