

DOC# 223784

02/08/2013

12:59PM

Official Record

Requested By
WESTERN NEVADA TITLE COMPANY

Eureka County - NV

Mike Rebaleti - Recorder

Page: 1 of 6

Fee: \$44.00

Recorded By FS

RPTT: \$78.00

Book- 0547 Page- 0175



0223784

Eureka County
RPTT: \$78.00

Recording Requested by:
Western Nevada Title Company
2258 Reno Highway
Suite A
Fallon, NV 89406

APN# Lander County- 6-370-04, Nye County-, 7-181-01, 7-181-03, 7-181-04, 7-191-05,
7-201-04, 7-211-02, 7-211-05, 7-211-07, 7-391-01, 7-391-04

Grant, Bargain and Sale Deed
(Title of Document)

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

Recording Requested By:

BTAZ Nevada LLC
224 North Park Avenue
Fremont, NE 68025

Mail Tax Statements To:

BTAZ Nevada LLC
224 North Park Avenue
Fremont, NE 68025

When Recorded Mail To:

Kutak Rock LLP
The Omaha Building
1650 Farnam Street
Omaha, NE 68102
Attention: Brian C. Eades, Esq.
(402) 346-6000

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TRUCKEE RIVER RANCH, LLC, a Nevada limited liability company (the "Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to BTAZ NEVADA LLC, a Nebraska limited liability company, and to the heirs and assigns of such Grantee forever, all that real property and water rights situated in Nye, Eureka and Lander Counties, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and by this reference made a part hereof:

See Exhibit B attached hereto and by this reference made a part hereof:

Together with (a) all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof; (b) all of Grantor's right, title and interest in and to all oil, gas and minerals of every kind and nature now on or under the above-described Property, or which shall at any time hereafter be found or discovered on or under such Property; and (c) all water rights of every kind and nature now or hereafter placed to beneficial use on or under the real property described on Exhibit A and all other rights of way, easements, hereditaments, well casings, well pumps, well improvements, pipelines, and any other water diversion and conveyance structures pertaining to the water rights conveyed hereunder.



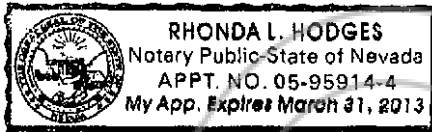
Dated: ~~January~~, 2013
February 13, 2013

TRUCKEE RIVER RANCH, LLC, a Nevada
limited liability company

By [Signature]
Name R. Mark Hyde
Title Manager

STATE OF NEVADA)
COUNTY OF Churchill) ss.

The foregoing instrument was acknowledged before me this 13th day of ~~January~~, February, 2013
by R. Mark Hyde, the Manager of Truckee River Ranch, LLC, a Nevada limited
liability company, who is personally known to me.



[Signature]
Notary Public
My commission expires: 3/31/13

[SEAL]



EXHIBIT "A"

LEGAL DESCRIPTION

Real property situate in the Counties of Nye and Lander, State of Nevada described as follows:

PARCEL 1:

TOWNSHIP 16 NORTH, RANGE 47 EAST, M.D.B.&M., LANDER COUNTY, NEVADA:

SECTION 4: SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

TOWNSHIP 13 NORTH, RANGE 47 EAST, M.D.B.&M., NYE COUNTY, NEVADA:

SECTION 4: SW $\frac{1}{4}$ NW $\frac{1}{4}$

SECTION 5: SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 9: SW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 17: W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 3:

TOWNSHIP 14 NORTH, RANGE 47 EAST, M.D.B.&M., NYE COUNTY, NEVADA:

SECTION 1: LOT 4; W $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

SECTION 2: LOTS 1, 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$

SECTION 11: NE $\frac{1}{4}$

SECTION 22: W $\frac{1}{2}$ E $\frac{1}{2}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 27: NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING AND RESERVING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), 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 PATENT RECORDED JUNE 17, 1959 IN BOOK 32, PAGE 470, AS INSTRUMENT NO. 31674, OFFICIAL RECORDS OF NYE COUNTY NEVADA, FROM THE FOLLOWING DESCRIBED PROPERTY:

SECTION 1: LOT 4; W $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 2: LOT 2; SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$

SECTION 11: NE $\frac{1}{4}$



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PARCEL 4:

TOWNSHIP 15 NORTH, RANGE 47 EAST, M.D.B.&M., NYE COUNTY, NEVADA:

SECTION 4: SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 7: SE $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 8: NE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$
SECTION 9: NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 17: NW $\frac{1}{4}$ NW $\frac{1}{4}$
SECTION 18: LOTS 2, 3; NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$;
SECTION 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 35: E $\frac{1}{2}$
SECTION 36: W $\frac{1}{2}$ SW $\frac{1}{4}$

EXCEPTING AND RESERVING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), 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 PATENT RECORDED JUNE 17, 1959 IN BOOK 32, PAGE 470, AS INSTRUMENT NO. 31674, OFFICIAL RECORDS OF NYE COUNTY NEVADA, FROM THE FOLLOWING DESCRIBED PROPERTY:

SECTION 35: NW $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 36: W $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 5:

TOWNSHIP 15 NORTH, RANGE 48 EAST, M.D.B.&M., NYE COUNTY, NEVADA:

SECTION 18: NE $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 30: LOTS 1, 2, E $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

APN: 006-370-04



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EXHIBIT "B"
WATER RIGHTS DESCRIPTION

Permit Number	Source Description
7555	
7623	WHITE CANYON SPRING
7931	POTTS WELL
11416	
11417	
11419	
18461	
40669	WHITE SAGE SPRING
40671	
40676	DRY LAKE WELL
40681	
40709	RYE PATCH WELL
40718	WHITE SAGE WELL
51300	BOTTLE RESERVOIR
V02355	WADSWORTH CREEK
V02357	MILL GANYON CREEK
V02358	WALLACE CANYON CREEK
V02359	MORGAN CREEK
V05644	STONEBERGER CREEK
V05645	POTTS CREEK
V05646	BOX SPRINGS
V05648	BUTLER AND WILLOW CREEK
V05662	DIANAS PUNCH BOWL SPR.
V05679	SECRET SPRING

Permit Number	Source Description
V05693	CHUCK'S SPRING
V05694	BRANDY'S SPRING
V05695	KIP'S SPRING
V05696	JT'S SPRING
V05697	BARBARA'S SPRING
V05698	DAVID'S SPRING
V05699	WINONNA'S SPRING
V05700	YVONNE'S SPRING
V05701	JODI'S SPRING
V05702	BLACK BURN SPRING
V05711	JEAN'S SPRING
V05712	JERRI'S SPRING
V05713	WILDCAT SPRINGS
V05714	LOST SPRING
V05715	COPPERMINE SPRING
V05716	JIMMY'S SPRING
V05736	AERO MOTOR WINDMILL
V05742	UPPER MORGAN CREEK
V05744	NORTHUMBERLAND SPRING
V07818	SIDE HILL SPRING
80124	HYDRO POWER FROM TWIN RIVERS
80125	HYDRO POWER FROM TWIN RIVERS



STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-223784

02/08/2013

12:59PM

Official Record

Requested By
WESTERN NEVADA TITLE COMPANY

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$44.00

Recorded By FS

PRTT: \$78.00

1. Assessor Parcel Number(s)

- a) none
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Lot | 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'/Ind'l |
| g) <input type="checkbox"/> Agriculture | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other <u>Water rights only</u> | |

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$20,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$20,000.00
 Real Property Transfer Tax Due \$ 78.00

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 Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty and 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 is 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/Grantor [Signature] Capacity Manager

Signature/Grantee _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Truckee River Ranch, LLC, a Nevada limited liability company

Print Name: BTAZ Nevada, LLC

Address: P. O. 5010
City: Fallon
State: NV Zip: 89407

Address: 224 North Park Ave
City: Fremont
State: NE Zip: 68025

COMPANY REQUESTING RECORDING

Print Name: Western Nevada Title Company Escrow # 08-34620-12

Address: 2258 Reno Hwy., Suite A
City: Fallon State: NV Zip: 89406

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)