

DOC# 624723

03/26/2010 01:25PM

Official Record

Requested By  
STEWART TITLE ELKO

Elko County - NV

Jerry D. Reynolds - Recorder

Page: 1 of 5

Fee: \$18.00

Recorded By NR

RPTT: \$10,420.80

APN: 005-580-004; 005-580-005  
005-580-008; 005-580-014

Recording Requested  
by & Return to: *Grantee*

PO Box 7335  
Rancho Grande 89510-7335



\*624723\*

The undersigned affirms that this document  
does not contain a social security number

Grantees' Address/  
Mail tax statement to: *Grantee*

PO Box 7335  
Rancho Grande 89510-7335

126989-31

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION RECEIVED, **SAM L. LAWSON**, Sole  
Successor Trustee of The Sam L. Lawson Trust dated January 27, 1975, "Grantor",  
grants, bargains and sells to **AIRPEAK, LLC**, a Nevada limited liability company,  
"Grantee", and its successors and assigns, accordingly, forever, the ranch property located  
in the County of Elko, State of Nevada, described as follows:

PARCEL 1:

TOWNSHIP 41 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 16: E1/2; SE1/4SW1/4;  
Section 21: E1/2; E1/2W1/2;  
Section 28: NE1/4; E1/2SE1/4;

EXCEPTING THEREFROM one-third (1/3 or 33.333...%) of Rancho Grande, Inc. interest in and to all coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of every kind and nature lying in and under said land, as granted to Freeport-McMoran Gold Company, a Delaware corporation, as agent for the Freeport-FMC Jerritt Canyon Joint Venture by deed recorded March 25, 1988, in Book 609, Page 1, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-third (1/3 or 33.333...%) of Rancho Grande, Inc. interest in and to all coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street, P.O. Box 1358  
Elko, Nevada 89801 - (775) 738-8081



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every kind and nature lying in and under said land, as reserved in deed recorded March 25, 1988, in Book 609, Page 1, Official Records, Elko County, Nevada.

**PARCEL 2:**

**TOWNSHIP 41 NORTH, RANGE 54 EAST, M.D.B.&M.**

- Section 7: SE1/4NE1/4; E1/2SE1/4;
- Section 8: S1/2NW1/4; SW1/4
- Section 16: NE1/4SW1/4; W1/2SW1/4;
- Section 17: NW1/4NW1/4; E1/2W1/2; E1/2;

Excepting therefrom that portion of the E1/2NE1/4 and NE1/4SE1/4 described as follows:

Beginning at the Northeast corner of said Section 17, being Corner No. 1, the Point of Beginning;

THENCE North 89°57'06" West, a distance of 488.71 feet along the northerly boundary of said Section 17 to Corner No. 2;

THENCE South 14°07'28" West, a distance of 2,635.82 feet to Corner No. 3, a point of intersection with an existing fence;

THENCE South 73°02'44" East, a distance of 271.66 feet along an existing fence to Corner No. 4;

THENCE South 71°35'34" East, a distance of 922.23 feet along an existing fence to Corner No. 5, a point on the easterly boundary line of said Section 17;

THENCE North 0°03'28" West, a distance of 2,926.15 feet along the easterly boundary line of said section to Corner No. 1, the Point of Beginning.

- Section 21: W1/2W1/2;
- Section 28: W1/2; W1/2SE1/4;

**PARCEL 3:**

**TOWNSHIP 41 NORTH, RANGE 54 EAST, M.D.B.&M.**

- Section 16: NW1/4;
- Section 17: That portion of the E1/2NE1/4 and NE1/4SE1/4 described as follows:

Beginning at the Northeast corner of said Section 17, being Corner No. 1, the Point of Beginning;



THENCE North 89°57'06" West, a distance of 488.71 feet along the northerly boundary of said Section 17 to Corner No. 2;

THENCE South 14°07'28" West, a distance of 2,635.82 feet to Corner No. 3, a point of intersection with an existing fence;

THENCE South 73°02'44" East, a distance of 271.66 feet along an existing fence to Corner No. 4;

THENCE South 71°35'34" East, a distance of 922.23 feet along an existing fence to Corner No. 5, a point on the easterly boundary line of said Section 17;

THENCE North 0°03'28" West, a distance of 2,926.15 feet along the easterly boundary line of said section to Corner No. 1, the Point of Beginning.

PARCEL 4:

TOWNSHIP 41 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 17: SW1/4NW1/4; W1/2SW1/4;

EXCEPTING FROM all of Parcel 1; SW1/4SW1/4 of Section 8; NW1/4; N1/2SW1/4; SW1/4SW1/4 of Section 16; E1/2; E1/2W1/2; NW1/4NW1/4 of Section 17; W1/2W1/2 of Section 21 and the W1/2; W1/2SE1/4 of Section 28, Township 41 North, Range 54 East, M.D.B.&M. fifty percent of all oil, gas, petroleum, naphtha and other hydrocarbon substance and all minerals of whatsoever kind or nature, lying in and under said land, as reserved by Federal Land Bank of Berkeley in deed recorded June 2, 1939 in Book 49, Page 472, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the NW1/4; N1/2SW1/4; SW1/4SW1/4 of Section 16; E1/2; E1/2W1/2 of Section 17; W1/2W1/2 of Section 21 and the W1/2; W1/2SE1/4 of Section 28, Township 41 North, Range 54 East, M.D.B.&M., 6% of all remaining mineral rights existing upon, beneath the surface of, or within said lands as reserved by Harry L. Crosby, Jr. in deed recorded February 20, 1959 in Book 75, Page 458, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM the S1/2NW1/4; N1/2SW1/4 and the SE1/4SW1/4 of Section 8, Township 41 North, Range 54 East, M.D.B.&M. all minerals, including geothermal resources, as reserved by the United States of America in patent recorded March 19, 1979 in Book 288, Page 474, Official Records, Elko County, Nevada.

TOGETHER WITH all buildings, fences, and other improvements thereon;



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TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof;

TOGETHER WITH all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to the following:

Proof V-00553  
Proof V-00576  
Permit 46458

TOGETHER WITH all right, title and interest of the Grantor in and to all mineral, hydrocarbon and geothermal rights associated with the property.

TO HAVE AND TO HOLD the property, together with the appurtenances, to the Grantee, its successors and assigns, forever.

Signed this 11<sup>th</sup> day of March, 2010.

GRANTOR:

THE SAM L. LAWSON TRUST DATED  
JANUARY 27, 1975

By Sam L. Lawson TRUSTEE  
SAM L. LAWSON, Sole Successor Trustee

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on March 11, 2010

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street, P.O. Box 1358  
Elko, Nevada 89801 - (775) 738-8991

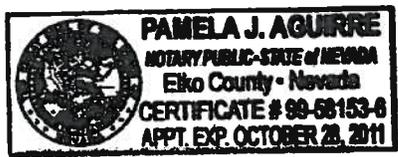


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by **SAM L. LAWSON** as Sole Successor Trustee of The Sam L. Lawson Trust dated  
January 27, 1975.

  
\_\_\_\_\_  
NOTARY PUBLIC



DOC# DV-624723  
03/26/2010 01:25PM

Official Record

Requested By  
STEWART TITLE ELKO  
Elko County - NV  
Jerry D. Reynolds - Recorder

Page: 1 of 1 Fee: \$18.00  
Recorded By NR RPTT: \$10,420.80

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 005-580-004
  - b) 005-580-008
  - c) 005-580-007
  - d) 005-580-014

- 2. Type of Property
 

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Commercial/Industrial
g) <input checked="" type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

3. Total Value/Sales Price of Property \$2,672,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$2,672,000.00  
 Real Property Transfer Tax Due: \$10,420.80

- 4. Exemption Claimed:
  - a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_
- 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: *Sam L. Lawson* Capacity: TRUSTEE  
 Sam L. Lawson, Sole Successor Trustee

Signature: *[Signature]* Capacity: Manager  
 Airpeak, LLC

**SELLER (GRANTOR) INFORMATION**  
 Print Name: Sam L. Lawson, Sole Successor Trustee  
 Address: HC 31 Box 105  
 City/State/Zip Elko, NV 89801

**BUYER (GRANTEE) INFORMATION**  
 Print Name: Airpeak, LLC  
 Address: P.O. Box 7335  
 City/State/Zip Reno, NV 89510-7335

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**  
 Company Name: Stewart Title of Nevada Escrow No 1026989-21  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801