STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) SEE ATTACHED LIST
   b)
   c)
   d)

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 2004-6175
Book: _____ Page: _____
Date of Recording: 11-24-04
Notes: pg 1 of 2

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: $ 4,500,000.00
   Deed in Lieu of Foreclosure Only (value of property): $ _____
   Transfer Tax Value: $ 4,500,000.00
   Real Property Transfer Tax Due: $ 17,550.00

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 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 exception, 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: _____ Capacity GRANTOR

Signature: _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: GARVEY WEST HOLDING, LLC	Print Name: DUANE MARTIN
Address: P.O. BOX 490	Address: 2021 HIGHWAY 88
City: WINNEMUCCA	City: JONE
State: NV Zip: 89446	State: CA Zip: 95640

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, Inc. Esc. #: 00017844-301-BAL
Address: 401 South Bridge Street
City/State/Zip: Winnemucca, NV 89445

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

APN's:

6-411-24
6-411-26
8-011-40
8-011-42
8-011-48
8-011-49
8-031-12
8-031-35
8-031-59
8-031-69
8-031-75
8-031-76
8-041-01
8-061-02
8-062-02
8-062-05
8-063-02
8-063-04
8-071-01
8-071-03
8-072-01
8-072-03
8-441-01
8-602-01
8-663-01
8-863-01

APN: 08-011-40, 08-011-48, 08-011-49, 08-031-12, 08-031-69, 08-041-01, 08-411-24, 08-411-26, 08-031-78, 08-011-08, 08-031-35, 08-031-38, 08-031-59, 08-031-77, 08-031-80, 08-441-01, 08-641-01, 08-643-01, 08-083-02, 08-082-02, 08-083-04, 08-071-01, 08-071-03, 08-072-01, 08-072-03, 08-083-01, 08-083-01, 08-082-01
RPTT $17,550.00

	WHEN RECORDED MAIL TO:
Name	DUANE MARTIN
Street Address	2021 HIGHWAY 88
City,State Zip	IONE, CA 9564020
	MAIL TAX STATEMENTS TO:
Name	DUANE MARTIN
Street Address	2021 HIGHWAY 88
City,State Zip	IONE, CA 9564020
Order No.	00017944-301- BAL

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARVEY WEST HOLDING, LLC, a Nevada limited liability company do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to DUANE MARTIN RANCHES, LP, a California limited partnership and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Humboldt, State of Nevada bounded and described as follows:

See Exhibit A and B attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 5, 2004

Grant, Bargain and Sale Deed – Page 2

Gary L. Bengochea
GARVEY WEST HOLDING, LLC

by Gary L. Bengochea for Nevada First Corporation, Manager

STATE OF NEVADA
} ss
COUNTY OF HUMBOLDT

This instrument was acknowledged before me on

November 15, 2004.

by GARY L. BENGOCHEA FOR NEVADA FIRST CORPORATION AS MANAGER FOR GARVEY WEST HOLDING, LLC.

Betty Lawrence
Notary Public

BETTY LAWRENCE
Notary Public - State of Nevada
Appointment Recorded in Humboldt County
No: 00-[illegible] - Expires September 20, 2007

EXHIBIT A

Interest, if any, in and to any geothermal, mineral, oil and gas and rights thereto in, on or under the same property situated, lying and being in the County of Humboldt, State of Nevada, bounded and described on the attached EXHIBIT "B".

Grantor reserves unto itself the right to use water from the stock well located in the NE1/4NE1/4 of Section 7, Township 36 North, Range 40 East, M.D.B.&M. and Grantor agrees to be responsible for the maintenance of well and

An easement lying within the S1/2SE1/4 of Section 34, Township 37 North, Range 39 East, M.D.B.&M. located specifically at the "watergap" now existing on the Humboldt River and Grantor agrees to be responsible for maintenance of the fence along said watergap.

Exhibit B

All that real property situate in the County of Humboldt, State of Nevada, described as follows:

CS RANCH

TOWNSHIP 36 NORTH, RANGE 39 EAST, M.D.B.&M.
Section 1: Lot 4; S1/2 NW1/4; SW1/4; W1/2 SE1/4; SE1/4 SE1/4
Section 2: All
Section 3: N1/2 S1/2; N1/2
Section 4: E1/2 NE1/4; NW1/4 NE1/4; N1/2 NW1/4
Section 11: NE1/4 NE1/4
Section 12: N1/2; N1/2 SW1/4; SE1/4 SW1/4; W1/2 SE1/4
Section 23: NE1/4 NE1/4; all that portion lying northeasterly of the right-of-way for Interstate 80
Section 25: NE1/4 NE1/4; all that portion lying northeasterly of the right-of-way for Interstate 80

TOWNSHIP 37 NORTH, RANGE 39 EAST, M.D.B.&M.
Section 32: All
Section 33: S1/2 NW1/4; S1/2; NE1/4; N1/2 NW1/4
Section 34: S1/2 S1/2; N1/2 SW1/4

TOWNSHIP 36 NORTH, RANGE 40 EAST, M.D.B.&M.
Section 7: N1/2
Section 21: All that part or portion of the NW1/4 and N1/2 of SW1/4 bounded and described as follows, to-wit; Beginning at a point on the Section line between said Section 21 and Section 20, which said point is North 214.5 feet from the Southwest corner of the NW1/4 of SW1/4 said Section 21; thence North 374.6 feet more or less to the Northwest corner of said Section 21; thence East 2640 feet to the North quarter corner of said Section; thence South 2387 feet to a point; thence South 56°26' West 457.6 feet to a point on East and West line passing through center of said Section 21; thence West 34.4 feet to center of County Road leading from steel bridge over Humboldt River; thence South 55° 29' West 835.8 feet to a point in said County Road; thence South 61°31' West, 1005 feet to North end of said steel bridge; thence across said bridge to a point in center of South end thereof; thence South 66°14'30" West, 139.7 feet; thence South 27°11'30" West 305.6 feet to a point; thence North 45°01'30" West 342.6 feet to a point equal to point of beginning.

AND

All that portion of the W1/2 of SW1/4 of Section 21, described as follows: Commencing at the Northwest corner of the SW1/4 of SW1/4 of said Section; thence North along the west line of said Section 21, a distance of 214.5 feet; thence South 45° 1.5' East, 342.6 feet, more or less, to the County Road leading to the steel bridge across the Humboldt River; thence Southwesterly along said road to its intersection with the West line of said Section 21; thence North along the West line of said Section to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain Sale Deed, recorded in the office of the County Recorder of Humboldt County, Nevada on January 10, 1963, as Document No. 113692, of Official Records.

DIAMOND S RANCH

TOWNSHIP 36 NORTH, RANGE 39 EAST, M.D.B.&M.
Section 12: E1/2 SE1/4
Section 13: All
Section 14: N1/2 NE1/4
Section 24: All

EXCEPTING THEREFROM all that portion of Section 24, Township 36 North, Range 39 East, M.D.B.&M., lying southerly of Interstate 80 and being more particularly described as follows: Commencing at the SW corner of said Section 24, the true point of beginning; thence North 0°32'02" West 3700.34 feet along the West boundary of Section 24 to the intersection with the southerly right-of-way line of Interstate 80; thence along said right-of-way and along a curve to the right 574.45 feet to a point, said curve having a delta of 3°13'37", a radius of 10,200.00 feet, and a chord bearing of S 45°47'40" E; thence continuing along said right-of-way S 46°03'57" E 4775.64 feet to a point on the South boundary of Section 24; thence N 89°47'35" W 3816.41 feet to the true point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Humboldt County, Nevada on January 6, 2004, as Document No. 2004-255, of Official Records.

TOWNSHIP 36 NORTH, RANGE 40 EAST, M.D.B.&M.
Section 7: S1/2
Section 8: S1/2
Section 16: W1/2
Section 17: All

Section 18: All
Section 19: All
Section 20: All

EXCEPTING THEREFROM the following parcels:

a) All that portion conveyed to Homer Winters by Deed recorded October 18, 1922 in Book 55, Page 158, Deed Records, Humboldt County Nevada and being a parcel of approximately 2.34 acres located in the SE corner of Section 21.

b) All that portion of the S1/2 SE1/4 conveyed to Diamond Plastics, Inc. and described on Record of Survey/Boundary Line Adjustment filed for record September 29, 1994, as Document No. 351820, Official Records, Humboldt County, Nevada.

Section 27: All
Section 28: NE1/4; E1/2 NW1/4; all that portion of the SE1/4 and E1/2 SW1/4 described as follows:

Beginning at the quarter section corner between Section 27 and 28, Township 36 North, Range 40 East, M.D.B.&M., running thence West a distance of 3960 feet to the Southwest corner of the SE1/4 of NW1/4 of said Section 28; thence South along the West line of the NE1/4 of SW1/4 of Section 28 to the Northerly line of the right of way of the Western Pacific Railway; thence Southeasterly along the Northerly line of said right of way to the point where the Northwesterly line of the land deeded to Otto Stalmann by L. Dutertre on May 3, 1897, intersects the said North line of said right of way; thence North 34°40' East to and across the Humboldt River to a point 30 feet North of the bank of said River; thence Easterly, parallel to and 30 feet North of the bank of said River to a point on the East line of said Section 28, 800 feet more or less North of the Southeast corner of said Section 28; thence North along the East line of said Section 28 to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Humboldt County, Nevada on January 10, 1963, as Document No. 113692, of Official Records.

Section 29: W1/2, all that portion of the E1/2 westerly of the following described line:

Commencing at the North quarter corner of Section 32, Township 36 North, Range 40 East, M.D.B.&M.; Thence North 27° East 463.4 feet to corner of fence on West side of the Golconda – Paradise Valley Road; thence along fence North 11° 17' East 2450 feet; thence across road to fence corner on West side of said County Road; thence North 28°33' East 140 feet; thence North 28°33' East along fence to its intersection with the North line of said Section 29.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Humboldt County, Nevada on January 10, 1963, as Document No. 113692, of Official Records.

Section 30: N1/2 NE1/4; SE1/4 NE1/4; E1/2 SE1/4
Section 31: NE1/4 NE1/4; all that portion lying Northeasterly of the right-of-way for Interstate 80
Section 32: NW1/4

EXCEPTING THEREFROM all that portion conveyed to Golconda Cattle Co. in Deed recorded in Book 44, Page 410, Deed Records, Humboldt County, Nevada.

Section 33: N1/2 NE1/4
Section 34: N1/2 NW1/4; NW1/4 NE1/4
Section 35: NW1/4
Section 36: NW1/4 NW1/4

GOLCONDA TOWN LOTS

Lots in Blocks (described below) as set forth on the map of the Town of Golconda filed for record in the official records, Humboldt County, Nevada.

Block 2: Lots 1, 2, 3, 4, 15, 16, 17 and 18
Block 3: Lots 1 and 18
Block 4: Lots 1, 2, 14, 15, 16 and 17
Block 5: Lots 6, 13 and 14
Block 6: Lot 5

EXCEPTING THEREFROM ALL PARCELS any portions lying within the boundaries of the Western Pacific Railroad right-of-way, the Central Pacific/Southern Pacific Railroad right-of-way and any established county, state or federal highway.