

Exhibit 30

Exhibit 30

DOC# 629773
08/19/2010 04:20PM
Official Record
Requested By
FIRST AMERICAN TITLE HOWA
Elko County - NV
Jerry D. Reynolds - Recorder
Page: 1 of 17 Fee: \$30.00
Recorded By NR RPTT: \$46,800.00

Assessor's Parcel Nos. 009-540-001,010-110-001,
010-120-001,010-130-001,010-320-001,
009-530-001,009-550-001,009-560-004,
009-570-011,010-090-001,010-090-003,
009-530-004, 010-090-006



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Recording requested by and when
recorded, return to:

Lionel Sawyer & Collins
50 W. Liberty Street, Suite 1100
Reno, Nevada 89501
Attn: Laura K. Granier

Mail Tax bills to:

Fronteer Development (USA) Inc.
1031 Railroad Street, Suite 110
Elko, NV 89801-3975

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Big Spring Ranch, L.L.C., a Nevada limited liability company, as to an undivided 75% interest and Fariborz Sadri, Trustee of The Star Living Trust, as to an undivided 25% interest (together, "Grantor") do hereby grant, bargain, sell and convey to Fronteer Development (USA) Inc., a Delaware corporation, 1031 Railroad Street, Suite 110, Elko, NV 89801-3975 ("Grantee"), all of Grantor's right, title and interest in and to that real property situate in the County of Elko, State of Nevada, which is more particularly described on Exhibit A, attached hereto and incorporated herein by reference ("Real Property").

Together with all tenements, hereditaments and appurtenances thereto belonging or appertaining, all mineral rights and appurtenant water, water rights and permits and other evidence of authority or approval to appropriate and/or use ground or surface water in connection with the Real Property including, without limitation, the water rights described on Exhibit B attached hereto and incorporated herein by reference.

Executed this 17th day of August, 2010.

[Signatures appear on following page]

[Handwritten initials]
JM_0692



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Big Spring Ranch, L.L.C.

The Star Living Trust

By: ~~_____~~
Name: Fariborz Sadri
Title: Manager

By: ~~_____~~
Fariborz Sadri, Trustee

By: *Elias Abrishami*
Name: Elias Abrishami
Title: Manager

By: ~~_____~~
Name: Gholamreza Zandian Jazi
Title: Manager

By: *Ray Koroghli*
Name: Ray Koroghli
Title: Manager

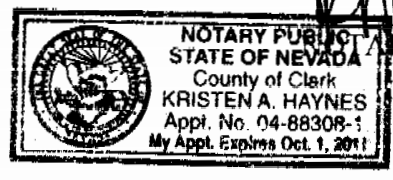
RAY KOROGHLI



STATE OF *NV*
COUNTY OF *CLARK*

This instrument was acknowledged before me on August *17*, 2010 by Fariborz Sadri as Manager of Big Spring Ranch, L.L.C.

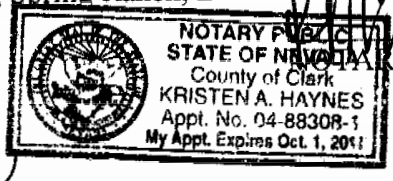
Kristen A. Haynes
NOTARY PUBLIC



STATE OF *NV*
COUNTY OF *CLARK*

This instrument was acknowledged before me on August *17*, 2010 by Elias Abrishami as Manager of Big Spring Ranch, L.L.C.

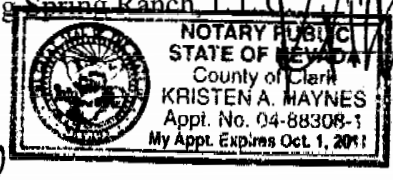
Kristen A. Haynes
NOTARY PUBLIC



STATE OF *NV*
COUNTY OF *CLARK*

This instrument was acknowledged before me on August *17*, 2010 by Ghulamreza Zandian Jazi as Manager of Big Spring Ranch, L.L.C.

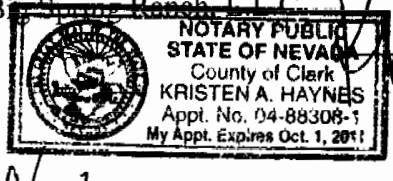
Kristen A. Haynes
NOTARY PUBLIC



STATE OF *NV*
COUNTY OF *CLARK*

This instrument was acknowledged before me on August *17*, 2010 by Ray Koroghli as Manager of Big Spring Ranch, L.L.C.

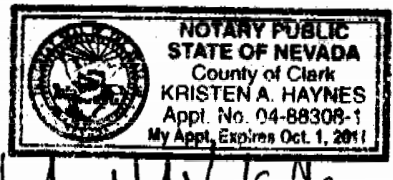
Kristen A. Haynes
NOTARY PUBLIC



STATE OF *NV*
COUNTY OF *CLARK*

This instrument was acknowledged before me on August *17*, 2010 by Fariborz Sadri as Trustee of The Star Living Trust.

Kristen A. Haynes
NOTARY PUBLIC



KRISTEN A. HAYNES
04-88308-1 3 *exp. 10-1-2011*

RC
Ⓢ *RC* *et*



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EXHIBIT A
REAL PROPERTY

Real property in the County of Elko, State of Nevada, described as follows:

PARCEL 1:

TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B. &M.

- SECTION 1: ALL;
- SECTION 3: ALL;
- SECTION 9: ALL;
- SECTION 11: ALL;
- SECTION 13: ALL;
- SECTION 15: ALL;
- SECTION 17: ALL;
- SECTION 19: LOTS 1 AND 2; E1/2NW1/4; NE1/4;

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO NEVADA NORTHERN RAILWAY COMPANY IN DEED RECORDED FEBRUARY 7, 1906 IN BOOK 28, PAGE 617, DEED RECORDS, ELKO COUNTY, NEVADA.

- SECTION 21: N1/2;
- SECTION 22: ALL;
- SECTION 23: N1/2;

PARCEL 2:

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B. &M.

- SECTION 1: ALL;
- SECTION 3: ALL;
- SECTION 9: ALL;
- SECTION 11: ALL;
- SECTION 13: ALL;
- SECTION 15: ALL;
- SECTION 21: ALL;
- SECTION 23: ALL;
- SECTION 25: ALL;
- SECTION 27: S1/2;
- SECTION 33: ALL;
- SECTION 35: ALL;

PARCEL 3:

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CMB
B Rk EJ



TOWNSHIP 35 NORTH, RANGE 68 EAST, M.D.B. &M.

SECTION 7: ALL;

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO WESTERN PACIFIC RAILWAY COMPANY IN DEED RECORDED FEBRUARY 19, 1909 IN BOOK 31, PAGE 71, DEED RECORDS, ELKO COUNTY, NEVADA.

SECTION 17: ALL THAT PORTION LYING NORTHERLY OF A LINE PARALLEL WITH AND ONE HUNDRED (100) FEET NORTHERLY OF THE CENTER CENTER LINE OF WESTERN PACIFIC RAILWAY COMPANY'S RAILROAD KNOWN AS ARNOLD "L-1" OR "3%" LINE AND ALL THAT PORTION LYING SOUTHERLY OF A LINE PARALLEL WITH AND ONE HUNDRED (100) FEET SOUTHERLY OF THE CENTER LINE OF WESTERN PACIFIC RAILWAY COMPANY'S RAILROAD KNOWN AS "R-2" OR "4%" LINE, WHICH RAILROAD RIGHTS OF WAY WERE CONVEYED TO WESTERN PACIFIC RAILWAY COMPANY BE DEED NO. 126-F, DATED NOVEMBER 27, 1908, AND RECORDED FEBRUARY 19, 1909 IN BOOK 31, PAGE 71, AND DEED NO. 188-F, DATED JUNE 30, 1910, AND RECORDED SEPTEMBER 10, 1910 IN BOOK 32, PAGE 319, DEED RECORDS, ELKO COUNTY, NEVADA.

EXCEPTING FROM PARCEL 3 ALL THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF NEVADA, ACTING BY AND THROUGH ITS DEPARTMENT OF HIGHWAYS IN DEED RECORDED SEPTEMBER 7, 1973 IN BOOK 184, PAGE 44 AND RECORDED JUNE 24, 1976 IN BOOK 230, PAGE 377, OFFICIAL RECORDS, ELKO COUNTY, NEVADA, PORTIONS OF WHICH HAVE BEEN RELINQUISHED BY RESOLUTION RELINQUISHING PORTION OF HIGHWAY RIGHT OF WAY RECORDED OCTOBER 11, 1985 IN BOOK 504, PAGE 308, OFFICIAL RECORDS, ELKO COUNTY, NEVADA.

PARCEL 4:

TOWNSHIP 38 NORTH, RANGE 67 EAST, M.D.B. &M.

SECTION 31: ALL THAT PORTION LYING SOUTHWESTERLY OF A LINE TWO HUNDRED (200) FEET SOUTHWESTERLY AND PARALLEL WITH THE CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD AS NOW CONSTRUCTED;

PARCEL 5:

TOWNSHIP 36 NORTH, RANGE 67 EAST, M.D.B. &M.

SECTION 7: ALL;

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SECTION 19: ALL;
SECTION 31: ALL;

EXCEPTING FROM PARCEL 5 ALL THAT PORTION OF SAID LAND AS CONVEYED TO NEVADA NORTHERN RAILWAY COMPANY IN DEED RECORDED FEBRUARY 7, 1906 IN BOOK 28, PAGE 617, DEED RECORDS, ELKO COUNTY, NEVADA.

FURTHER EXCEPTING FROM SECTION 19 ALL THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF NEVADA, ACTING BY AND THROUGH ITS DEPARTMENT OF HIGHWAYS, IN DEED RECORDED SEPTEMBER 7, 1973 IN BOOK 184, PAGE 44, OFFICIAL RECORDS, ELKO COUNTY, NEVADA, PORTIONS OF WHICH HAVE BEEN RELINQUISHED BY RESOLUTION RELINQUISHING PORTION OF HIGHWAY RIGHT-OF-WAY RECORDED OCTOBER 11, 1985 IN BOOK 504, PAGE 308, OFFICIAL RECORDS, ELKO COUNTY, NEVADA.

PARCEL 6:

TOWNSHIP 37 NORTH, RANGE 67 EAST, M.D.B. &M.

SECTION 1: THAT PORTION LYING SOUTHEASTERLY OF A LINE TWO HUNDRED (200) FEET SOUTHEASTERLY AND PARALLEL WITH THE CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD, AS NOW CONSTRUCTED;

SECTION 5: THAT PORTION LYING SOUTHWESTERLY OF A LINE TWO HUNDRED (200) FEET SOUTHWESTERLY AND PARALLEL WITH THE CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD, AS NOW CONSTRUCTED;

SECTION 9: NW1/4; S1/2;

EXCEPTING FROM SECTION 9 ALL THAT PORTION OF SAID LAND AS CONVEYED TO NEVADA NORTHERN RAILWAY COMPANY IN DEED RECORDED FEBRUARY 7, 1906 IN BOOK 28, PAGE 617 AND RECORDED NOVEMBER 15, 1912 IN BOOK 34, PAGE 130, DEED RECORDS, ELKO COUNTY, NEVADA.

SECTION 11: THAT PART LYING SOUTHEASTERLY OF A LINE TWO HUNDRED (200) FEET SOUTHEASTERLY AND PARALLEL WITH THE CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD AS NOW CONSTRUCTED;

SECTION 17: ALL;
SECTION 19: ALL;

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PARCEL 7:

TOWNSHIP 37 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 25: ALL;
SECTION 27: SE1/4SE1/4;
SECTION 35 : ALL ;

TOWNSHIP 38 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 23: THAT PORTION SOUTHWESTERLY OF A LINE PARALLEL WITH AND TWO HUNDRED (200) FEET DISTANT SOUTHWESTERLY OF CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD AS NOW CONSTRUCTED;

SECTION 25: THAT PART SOUTHWESTERLY OF A LINE PARALLEL WITH AND TWO HUNDRED (200) FEET DISTANT SOUTHWESTERLY OF CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY'S RAILROAD AS NOW CONSTRUCTED;

EXCEPTING FROM SECTION 25 A PARCEL OF LAND IN THE NORTH HALF OF SAID SECTION 25, CONTAINING 6.44 ACRES FOR CENTRAL PACIFIC RAILWAY COMPANY'S WYE TRACK.

PARCEL 8:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 3: ALL;
SECTION 5: ALL;
SECTION 9: ALL;
SECTION 15: ALL;

TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 1: ALL;

SECTION 11: ALL; EXCEPTING FROM SECTION 11 ALL THAT PORTION OF SAID LAND CONDEMNED TO THE STATE OF NEVADA BY FINAL ORDER OF CONDEMNATION RECORDED AUGUST 22, 1973 IN BOOK 182, PAGE 625, OFFICIAL RECORDS, ELKO COUNTY, NEVADA.

SECTION 13: ALL; EXCEPTING FROM SECTION 13 ALL THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF NEVADA, ACTING BY AND THROUGH ITS DEPARTMENT OF HIGHWAYS, IN DEED RECORDED

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SEPTEMBER 7, 1973 IN BOOK 184, PAGE 44, OFFICIAL RECORDS, ELKO COUNTY, NEVADA.

SECTION 15: ALL;

SECTION 23: ALL;

SECTION 25: ALL;

PARCEL 9:

TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 35: ALL;

PARCEL 10:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 4: LOTS 3 AND 4; S1/2NW1/4; SW1/4;

PARCEL 11:

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 2: LOTS 3 AND 4; S1/2NW1/4; SW1/4;

SECTION 10: E1/2E1/2;

SECTION 14: W1/2W1/2;

SECTION 22: NE1/4; SE1/4NW1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4;

SECTION 27: N1/2;

SECTION 28: SE1/4 ; SE1/4NE1/4 ;

PARCEL 12:

TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 21: E1/2;

SECTION 22: W1/2NW1/4; S1/2;

SECTION 26: W1/2W1/2;

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SECTION 27: ALL;

SECTION 28: E1/2E1/2; W1/2SE1/4 ;

EXCEPTING AND RESERVING THEREFROM THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 66 EAST, M.D.B. &M., BEARS SOUTH 84°52' WEST, 2,519.9 FEET DISTANT; THENCE NORTH 25°20' EAST, 486.81 FEET; THENCE SOUTH 64°40' EAST, 303.07 FEET; THENCE SOUTH 25°21' WEST, 140.51 FEET; THENCE SOUTH 64°40' EAST, 140.00 FEET; THENCE SOUTH 25°20' WEST, 346.30 FEET; THENCE NORTH 64°40' WEST, 443.07 FEET;

SECTION 33: ALL;

SECTION 34: ALL;

PARCEL 13:

TOWNSHIP 35 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 34: W1/2;

PARCEL 14:

TOWNSHIP 34 NORTH, RANGE 67 EAST, M.D.B. &M.

SECTION 5: ALL;

SECTION 7: ALL;

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO NEVADA NORTHERN RAILWAY COMPANY, IN DEED RECORDED FEBRUARY 7, 1906 IN BOOK 28, PAGE 617, DEED RECORDS, ELKO COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO WESTERN PACIFIC RAILWAY COMPANY IN DEED RECORDED FEBRUARY 19, 1909 IN BOOK 31, PAGE 71, DEED RECORDS, ELKO COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF THE W1/2W1/2 LYING WEST OF THE NEVADA NORTHERN RAILROAD AS CONVEYED TO GORDON

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GRISWOLD AND KITTY GRISWOLD, HIS WIFE, IN DEED RECORDED AUGUST 14, 1946 IN BOOK 54, PAGE 354, DEED RECORDS, ELKO COUNTY, NEVADA.

PARCEL 15:

TOWNSHIP 34 NORTH, RANGE 66 EAST, M.D.B. &M.

SECTION 1: ALL; EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO WESTERN PACIFIC RAILWAY COMPANY IN DEED RECORDED FEBRUARY 19, 1909 IN BOOK 31, PAGE 71, DEED RECORDS, ELKO COUNTY, NEVADA.

SECTION 11: ALL;

FURTHER EXCEPTING FROM ALL OF THE ABOVE DESCRIBED LAND THOSE PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2003 IN BOOK 3, PAGE 72491, AS OFFICIAL RECORDS, ELKO COUNTY, NEVADA, AS INSTRUMENT NO. 512358.

DM
Ⓟ RK 81



EXHIBIT B
WATER RIGHTS

Parcel 1

Right to Water being **0.03125** cubic feet per second, granted to The Johnson Ranch, in Application for Permit, Serial No. 13469 and Certificate of Appropriation of Water, Certificate Record No. 3990 for Stock Watering purposes issued on November 27th, 1953, said Certificate being recorded on December 2nd, 1953, in Book 4, at Page 30, in the Elko County Records, Nevada.

Parcel 2

Right to Water being **0.03125** cubic feet per second, granted to The Johnson Ranch, in Application for Permit, Serial No. 13471 and Certificate of Appropriation of Water, Certificate Record No. 3992 for Stock Watering purposes issued on November 27th, 1953, said Certificate being recorded on December 2nd, 1953, in Book 4, at Page 32, in the Elko County Records, Nevada.

Parcel 3

Right to Water being **1.0** cubic feet per second, applied for by Big Springs Land and Cattle Company, in Application for Permit, Serial No. 18310 and granted in Certificate of Appropriation of Water, Certificate Record No. 5831 for Irrigation purposes issued on February 17th, 1965, said Certificate being recorded on February 22nd, 1965, in Book 52, at Page 659, in the Elko County Records, Nevada.

Parcel 4

Right to Water being **0.0156** cubic feet per second, applied for by Big Springs Land and Cattle Company, in Application for Permit, Serial No. 20858 and granted in Certificate of Appropriation of Water, Certificate Record No. 6044 for Stock Watering purposes issued on May 11th, 1966, said Certificate being recorded on May 17th, 1966, in Book 68, at Page 623, in the Elko County Records, Nevada.

Parcel 5

Right to Water being **15.2124** cubic feet per second, applied for by F. F., Leach, H. A. Leach, and E. Parker, in Application for Permit, Serial No. 2210 and granted to Utah Construction Company in Certificate of Appropriation of Water, Certificate Record No. 440 for Irrigation and Stock purposes issued on May 6th, 1919, said Certificate being recorded on August 17, 2010 as Document No. 629656 in the Elko County Records, Nevada.

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JM_0702



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Parcel 6

Right to Water being **0.0156** cubic feet per second, granted to Big Springs Land and Cattle Company in Application for Permit, Serial No. 22372 and Certificate of Appropriation of Water, Certificate Record No. 6652 for Stock Watering purposes issued on May 27th, 1968, said Certificate being recorded on June 11th, 1968, in Book 97, at Page 105, in the Elko County Records, Nevada.

Parcel 7

Right to Water being **0.0167** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 38988 and granted to Flying "S" Land and Cattle Company in Certificate of Appropriation of Water, Certificate Record No. 11364 for Stock Watering and Domestic purposes issued on May 19th, 1986, said Certificate being recorded on August 17, 2010 as Document No. 629609 in the Elko County Records, Nevada.

Parcel 8

Right to Water being **0.02** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 38992 and granted to BSR Associates, Ltd. in Certificate of Appropriation of Water, Certificate Record No. 14807 for Stock Watering and Domestic purposes issued on January 12th, 1998, said Certificate being recorded on August 17, 2010 as Document No. 629611 in the Elko County Records, Nevada.

Parcel 9

Right to Water being **0.0209** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 38993 and granted to N.V. Big Springs, Inc. in Certificate of Appropriation of Water, Certificate Record No. 14200 for Stock Watering and Domestic purposes issued on September 7, 1995, said Certificate being recorded on August 17, 2010 as Document No. 629613 in the Elko County Records, Nevada.

Parcel 10

Right to Water being **0.0156** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 38998 and granted to N.V. Big Springs, Inc. in Certificate of Appropriation of Water, Certificate Record No. 14201 for Stock Watering and Domestic purposes issued on September 7, 1995, said Certificate being recorded on August 17, 2010 as Document No. 629615 in the Elko County Records, Nevada.

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Parcel 11

Right to Water being **0.0223** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 39429 and granted to Flying "S" Land and Cattle Company in Certificate of Appropriation of Water, Certificate Record No. 11366 for Stock Watering and Domestic purposes issued on May 19th, 1986, said Certificate being recorded on August 17, 2010 as Document No. 629617 in the Elko County Records, Nevada.

Parcel 12

Right to Water being **0.0245** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 40810 and granted to Flying "S" Land and Cattle Company in Certificate of Appropriation of Water, Certificate Record No. 11367 for Stock Watering and Domestic purposes issued on May 19th, 1986, said Certificate being recorded on August 17, 2010 as Document No. 629619 in the Elko County Records, Nevada.

Parcel 13

Right to Water being **0.0074** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 40811 and granted to Flying "S" Land and Cattle Company in Certificate of Appropriation of Water, Certificate Record No. 11368 for Stock Watering and Domestic purposes issued on May 19th, 1986, said Certificate being recorded on August 17, 2010 as Document No. 629621 in the Elko County Records, Nevada.

Parcel 14

Right to Water being **0.0181** cubic feet per second, applied for by Robert J. Beaumont, dba, Big Springs Ranch, in Application for Permit, Serial No. 40812 and granted to Flying "S" Land and Cattle Company in Certificate of Appropriation of Water, Certificate Record No. 11369 for Stock Watering and Domestic purposes issued on May 19th, 1986, said Certificate being recorded on August 17, 2010 as Document No. 629623 in the Elko County Records, Nevada.

Parcel 15

Right to Water being **0.003** cubic feet per second, applied for by The Utah Construction Company, in Application for Permit, Serial No. 4552 and granted to Utah Construction Company Co., in Certificate of Appropriation of Water, Certificate Record No. 509 for Stock Watering purposes issued on March 3rd, 1921, said Certificate being recorded on August 17, 2010 as Document No. 629625 in the Elko County Records, Nevada.

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Parcel 16

Right to Water being **0.015** cubic feet per second, applied for by The Utah Construction Company, in Application for Permit, Serial No. 4558 and granted to Utah Construction Company Co., in Certificate of Appropriation of Water, Certificate Record No. 512 for Stock Watering purposes issued on March 3rd, 1921, said Certificate being recorded on August 17, 2010 as Document No. 629627 in the Elko County Records, Nevada.

Parcel 17

Right to Water being **0.006** cubic feet per second, applied for by The Utah Construction Company, in Application for Permit, Serial No. 4559 and granted to Utah Construction Company Co., in Certificate of Appropriation of Water, Certificate Record No. 513 for Stock Watering purposes issued on March 3rd, 1921, said Certificate being recorded on August 17, 2010 as Document No. 629629 in the Elko County Records, Nevada.

Parcel 18

Right to Water being **0.003** cubic feet per second, applied for by The Utah Construction Company, in Application for Permit, Serial No. 4562 and granted to Utah Construction Company Co., in Certificate of Appropriation of Water, Certificate Record No. 516 for Stock Watering purposes issued on March 3rd, 1921, said Certificate being recorded on August 17, 2010 as Document No. 629631 in the Elko County Records, Nevada.

Parcel 19

Right to Water being **1.0** cubic feet per second, applied for by Bert T. Swanston, an undivided 1/3 interest; Robert Swanston, an undivided 1/3 interest; Robert Leal & Elysian Farms, inc., an undivided 1/3 interest, in Application for Permit, Serial No. 52307 for Irrigation purposes, said Application being recorded on August 17, 2010 as Document No. 629632 in the Elko County Records, Nevada.

Parcel 20

Right to Water being **1.0** cubic feet per second, applied for by Bert T. Swanston, an undivided 1/3 interest; Robert Swanston, an undivided 1/3 interest; Robert Leal & Elysian Farms, inc., an undivided 1/3 interest, in Application for Permit, Serial No. 52308 for Irrigation purposes, said Application being recorded on August 17, 2010 as Document No. 629633 in the Elko County Records, Nevada.

Parcel 21

Right to Water being **0.0343** cubic feet per second, applied for by Bert T. Swanston, an undivided 1/3 interest; Robert Swanston, an undivided 1/3 interest; Robert Leal & Elysian Farms, inc., an undivided 1/3 interest, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Serial No.

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③ RK. EJ



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53020 (permit) for Stock Watering and Domestic purposes issued on January 4th, 1996, said Permit being recorded on August 17, 2010 as Document No. 629634 in the Elko County Records, Nevada.

Parcel 22

Right to Water being **0.0233** cubic feet per second, applied for by Bert T. Swanston, an undivided 1/3 interest; Robert Swanston, an undivided 1/3 interest; Robert Leal & Elysian Farms, inc., an undivided 1/3 interest, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Serial No. 53021 and granted to BSR Associates, Ltd. in Certificate of Appropriation of Water, Certificate Record No. 15420 for Stock Watering and Domestic purposes issued on May 12th, 2000, said Certificate being recorded on August 17, 2010 as Document No. 629636 in the Elko County Records, Nevada.

Parcel 23

Right to Water being **0.0069** cubic feet per second, applied for by The Utah Construction Company, in Application for Permit, Serial No. 5422 and granted to Vineyard Land and Stock Co. in Certificate of Appropriation of Water, Certificate Record No. 979 for Stock Watering and Domestic purposes issued on February 20th, 1924, said Certificate being recorded on August 17, 2010 as Document No. 629662 in the Elko County Records, Nevada.

Parcel 24

Right to Water applied for by Big Spring Ranch and The Star Living Trust, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Permit No. 58142 for Irrigation purposes issued on July 24th, 2009, said Permit being recorded on August 17, 2010 as Document No. 629638 and Document No. 629639 in the Elko County Records, Nevada.

Parcel 25

Right to Water applied for by Big Spring Ranch, LLC and The Star Living Trust, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Permit No. 58143 for Irrigation purposes issued on July 24th, 2009, said Permit being recorded on August 17, 2010 as Document No. 629640 in the Elko County Records, Nevada.

Parcel 26

Right to Water applied for by Big Spring Ranch and The Star Living Trust, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Permit No. 58144 for Irrigation purposes issued on July 24th,

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[Handwritten initials] RK. *[Handwritten initials]*



2009, said Permit being recorded on August 17, 2010 as Document No. 629641 in the Elko County Records, Nevada.

Parcel 27

Right to Water applied for by Big Spring Ranch, LLC and The Star Living Trust, in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Permit No. 58148 for Irrigation purposes issued on July 24th, 2009, said Permit being recorded on August 17, 2010 as Document No. 629642 in the Elko County Records, Nevada.

Parcel 28

Right to Water being **0.0343** cubic feet per second, applied for by BSR Associates, Ltd., in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Waters, Permit No. 62703 and granted to Big Springs Associates in Certificate of Appropriation of Water, Certificate Record No. 15545 for Stock Watering and Domestic purposes issued on September 8th, 2000, said Certificate being recorded on August 17, 2010 as Document No. 629644 in the Elko County Records, Nevada.

Parcel 29

Right to Water being **0.027** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03233 issued on September 10th, 1979, said Document being recorded on August 17, 2010 as Document No. 629645 in the Elko County Records, Nevada.

Parcel 30

Right to Water being **0.0015** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03300 issued on March 10th, 1980, said Document being recorded on August 17, 2010 as Document No. 629646 in the Elko County Records, Nevada.

Parcel 31

Right to Water being **0.0069** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03301 issued on March 10th, 1980, said Document being recorded on August 17, 2010 as Document No. 629647 in the Elko County Records, Nevada.

Parcel 32

Right to Water being **0.006** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03302 issued on

Handwritten initials and signature



629773

08/19/2010
17 of 17

March 10th, 1980, said Document being recorded on August 17, 2010 as Document No. 629648 in the Elko County Records, Nevada.

Parcel 33

Right to Water being **0.003** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03303 issued on March 10th, 1980, said Document being recorded on August 17, 2010 as Document No. 629649 in the Elko County Records, Nevada.

Parcel 34

Right to Water being **0.003** cubic feet per second, applied for by Robert J. Beaumont, in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 03305 issued on March 10th, 1980, said Document being recorded on August 17, 2010 as Document No. 629650 in the Elko County Records, Nevada.

Parcel 35

Right to Water applied for by Bert T. Swanston, an undivided 1/3 interest; Robert Swanston, an undivided 1/3 interest; Robert Leal & Elysian Farms, inc., an undivided 1/3 interest, in Proof of Appropriation of Water for Irrigation, Filling Serial No. 04692 issued on July 7th, 1988, said Document being recorded on August 17, 2010 as Document No. 629651 in the Elko County Records, Nevada.

Parcel 36

Right to Water being **0.34** cubic feet per second, applied for by Nevada Big Springs, INC., in Proof of Appropriation of Water for Stock Water Purposes, Serial No. 05813 issued on August 27th, 1992, said Document being recorded on August 17, 2010 as Document No. 629652 in the Elko County Records, Nevada.

[Handwritten signatures]

DOC# DV-629773

08/19/2010 04:20PM

Official Record

Requested By FIRST AMERICAN TITLE HOWA

Elko County - NV

Jerry D. Reynolds - Recorder

Page: 1 of 3

Fee: \$30.00

Recorded By NR

RPTT: \$46,800.00

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s) a) 009-540-001 ET AL b)(See Attached List) c) d)

- 2. Type of Property: a) [X] 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 Other

FOR RECORDER'S OPTIONAL USE ONLY Book: Page: Date of Recording: Notes:

- 3. Total Value/Sales Price of Property \$12,000,000.00 Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: \$12,000,000.00 Real Property Transfer Tax Due \$46,800.00

- 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 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 Capacity Signature James B Linnich Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Big Spring Ranch LLC Address: P.O. Box 81624 City: Las Vegas State: NV Zip: 89180

BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: Fronteer Development (USA) Inc Address: 1031 Railroad St., Suite 110 City: Elko State: NV Zip: 89801

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: First American Title Escrow #: NCS-223939-HHLV sgs/kh Address: 2490 Paseo Verde Parkway #100 City: Henderson State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 009-540-001 ET AL
 b) **(See Attached List)**
 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 _____ | |

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property: \$12,000,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 (Provide recording information: Doc/Instrument#: _____ Book _____ Page _____)
- Transfer Tax Value : \$12,000,000.00
- Real Property Transfer Tax Due \$46,800.00
 (Tax is computed at 65¢ per \$500 value)
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 MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Big Spring Ranch LLC
 Address: P.O. Box 81624
 City: Las Vegas
 State: NV Zip: 89180

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fronteer Development (USA) Inc
 Address: 1091 RAILROAD BL. #110
 City: EKO
 State: NV Zip: 89101

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

Print Name: First American Title Insurance Company National Commercial Services Escrow #: NCS-223939-HHLV sgs/kh
 Address: 2490 Paseo Verde Parkway, #100
 City: Henderson State: NV Zip: 89074



DV-629773
08/19/2010
3 of 3

Assessor Parcel Numbers:

009-530-001;
009-540-001;
009-550-001;
009-560-004;
009-570-011;
010-090-001;
010-090-003;
010-110-001;
010-120-001;
010-130-001;
010-320-001