

OFFICIAL RECORD

Requested By:
BIG GEORGE VENTURES LLC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0606 PG- 5345 RPTT: # 3



Assessor's Parcel Number: 1420-05-201-006

Recording Requested By: _____

Name: Big George Ventures LLC

Address: 963 Topsy LN Ste 306-315

City/State/Zip Carson City NV 89705

Real Property Transfer Tax: \$ #3

Patent

(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 or legibly hand printed.

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-75371

WHEREAS

Big George Ventures, LLC

is entitled to a land patent pursuant to Section 203 and Section 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719, respectively), as amended, and for the following described land:

Mount Diablo Meridian, Nevada

T. 14 N., R. 20 E.,

sec. 5, E $\frac{1}{2}$ E $\frac{1}{2}$ of Lot 1 of NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ E $\frac{1}{2}$ of Lot 1 of NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$ E $\frac{1}{2}$ of Lot 1 of NW $\frac{1}{4}$, SW $\frac{1}{4}$ E $\frac{1}{2}$ of Lot 1 of NW $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ of Lot 1 of NW $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Containing 100 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Big George Ventures, LLC, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Big George Ventures, LLC, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945).

SUBJECT TO:

1. Valid existing rights;

Patent Number **27 - 2006 - 0091**

2. Rights-of-way N-353, N-31119, and N-32152 for communication purposes granted to Verizon California, Inc., its successors or assigns, pursuant to the Acts of March 4, 1911 (43 U.S.C. 961), October 21, 1976 (43 U.S.C. 1761), and October 21, 1976 (43 U.S.C. 1761), respectively;
3. Right-of-way N-7836 for power line purposes granted to Sierra Pacific Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Right-of-way N-17001 for gas pipeline purposes granted to Paiute Pipeline Company, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185);
5. Right-of-way N-78552 for realignment of Topsy Lane, improvement of Center Drive, access to the sewer line, a domestic well and water main, detention basin, sanitary sewer line and lift station, water lines and other buried utility lines (excluding gas) purposes granted to Douglas County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
6. Right-of-way N-80525 for gas pipeline purposes granted to Southwest Gas Corporation, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185).

By accepting this patent, the patentee, Big George Ventures, LLC, covenants and agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee or its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee and its employees, agents, contractors, or lessees, or any third party, arising out of or in connection with the use and/or occupancy of the patented real property which has already resulted or does hereafter result in: (1) Violations of federal, state, and local laws and regulations that are now or may in the future become, applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; off, on, into or under land, property and other interests of the United States; (5) Activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property and may be enforced by the United States in a court of competent jurisdiction.

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances has been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

COOPER

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the SECOND day of MAY in the year of our Lord TWO THOUSAND and SIX and of the Independence of the United States the TWO HUNDRED and THIRTIETH.

By Jim Stobaugh
Jim Stobaugh
Lands Team Lead
Natural Resources, Lands, and Planning

Patent Number 27-2006-0091