

DOC # 396990

12/03/2007 03:00 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE INSURANCE CO

Churchill County - NV

Vicky Tripp - Recorder

Page 1 of 3 Fee: \$41.00
Recorded By: AM RPTT: #9



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A.P.N.s: 004-211-01 (BLM); 004-211-02 (US); 004-211-03 (US)
004-211-04 (US); and 004-211-05 (US)

File No: 302441-05 (js)
R.P.T.T.: \$0.00 C

When Recorded Mail To
And mail Tax Statements To:

Nevada PowerVestors, LLC
c/o Caithness Corporation
565 5th Avenue, 29th floor
New York, New York 10017
Attn: Gail Conboy

NCS-302441-05 GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Caithness Dixie Valley, LLC, a Delaware limited liability company, does hereby GRANT, BARGAIN and SELL to Nevada PowerVestors, LLC, a Delaware limited liability company, the real property described as follows:

ONE HUNDRED PERCENT 100% MINERAL INTEREST IN THE FOLLOWING PROPERTIES SITUATED IN TOWNSHIP 22 NORTH, RANGE 35 EAST, M.D.M., IN THE COUNTY OF CHURCHILL, STATE OF NEVADA ACCORDING TO THE OFFICIAL PLAT THEREOF:

- A. SW 1/4 OF SW 1/4, SW 1/4 OF NE 1/4 OF SECTION 4.
- B. S 1/2 OF SE 1/4 OF SECTION 5.
- C. NE 1/4 OF NE 1/4, W 1/2 OF NE 1/4, W 1/2 OF SE 1/4 OF SECTION 8.
- D. W 1/2 OF NE 1/4, E 1/2 OF NW 1/4, N 1/2 OF SW 1/4, NW 1/4 OF SE 1/4 OF SECTION 17.
- E. SE 1/4 of SE 1/4 of SECTION 18.
- F. W 1/2 of NE 1/4 of SECTION 19.

Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record (including, but not limited to, those restrictions set forth in the Grant, Bargain and Sale Deed recorded on May 12, 1988 as Instrument No. 237175).

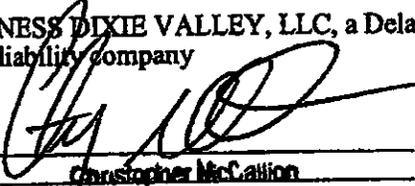


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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

CAITHNESS DIXIE VALLEY, LLC, a Delaware limited liability company


By: Christopher McCaillon
Its: Executive Vice President and Chief Financial Officer



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STATE OF NEW YORK
COUNTY OF New York) SS.
On 11/21/07 before me,

GAIL CONBOY, a notary public for said county and said state, personally appeared

CHRISTOPHER MCCALLION personally known to me (or proved to me on the basis of ~~satisfactory evidence~~) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Gail M. Conboy
(This area for official notarial seal)

GAIL M. CONBOY
Notary Public, State of New York
No. 4964579
Qualified in New York County
Commission Expires 4/2/10