

42313770

161291

# GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, Monfort Finance

Company, Inc., a Colorado corporation, herein referred to as "Grantor", grants, bargains, and sells to BERG LAND & LIVESTOCK, L.L.C., hereinafter referred to as "Grantee", accordingly, forever, the ranch property located in the County of Eureka, State of Nevada described as:

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada described as follows:

Township 21 North, Range 53 East, MDB&M

Section 20: W 1/2

Excepting therefrom that portion thereof conveyed to Corporation of The Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah corporation, in deed recorded September 7, 1984, in Book 127, Page 467, Official Records, Eureka County, Nevada.

Section 29: N 1/2

Township 21 North, Range 53 East, MDB&M

Section 20: E 1/2

Excepting therefrom all potassium, oil, and gas as reserved by The United States of America in patent recorded May 3, 1963, in Book 26, Page 426, Deed Records, Eureka County, Nevada.

Township 21 North, Range 53 East, MDB&M

Section 22: E 1/2

Section 27: E 1/2

Excepting therefrom all the oil, gas, potash, and sodium as reserved by the United States of America in patents recorded April 9, 1964, in Book 3, Page 555, Official Records, Eureka County, Nevada, and recorded December 30, 1964, in Book 6, Page 348, Eureka County, Nevada.

Township 21 North, Range 53 East, MDB&M

Section 28: All

Excepting therefrom all the oil and gas as reserved by The United States of America in deed recorded December 30, 1964, in Book 6, Pages 349 and 350, Official Records, Eureka County, Nevada.

Together with all buildings, fences, and other improvements thereon.

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; all application, proofs, permits, maps and certificates relating to such water and water easements, pipelines, pivots, 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 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:

Permit nos.

19542	19904
20087	20088
21929	21930
22315	22316
22982	23480
23481	24606
24607	24608
24609	24610
47304	

SUBJECT TO:

1. All rights of way and easements for any existing roads, trails, canals, ditches, dams, diversions, flumes, conduits, pipe, pole or transmission lines, or other purposes on, under, over, through or across said premises.
2. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
3. All zoning, planning, and other governmental rules, regulations, laws and ordinances affecting the property.

4. All reservations, restrictions, rights of way, easements, leases, and encroachments, if any, affecting the property.
5. Any mining claims, mill sites, tunnel claims on the property.
6. Taxes which are a lien but not yet delinquent or subject to penalty.

**ARTICLE**

TO HAVE AND TO HOLD the property with the appurtenances to the Grantees as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs, and assigns of the survivor accordingly, forever.

SIGNED this 18<sup>th</sup> day of JANUARY, 1996.

GRANTOR:

MONFORT FINANCE COMPANY, INC.,  
a Colorado Corporation

BY: *[Signature]*  
R. Lawrence Eaton, President

Grantee:  
155 B. Avenue #300  
Lake Eswege, OR  
97034

APN 007-21-26  
007-21-27  
007-21-03

STATE OF Colorado  
COUNTY OF Weld

SUBSCRIBED AND SWORN TO before me this 18th day of January, 1996,  
by R. Lawrence Eaton  
Monfort Finance Company, Inc.  
as President of

Notary Public  
My Commission Expires 10-17-99

SEAL  
Affixed

BOOK 293 PAGE 277

BOOK 293 PAGE 278

COPY

161291

BOOK 293 PAGE 275  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Walt Amerson, Jr.*  
96 FEB - 2 AM 11: 12  
EUREKA COUNTY NEVADA  
M.N. REBAL EATL. RECORDER  
FILE NO. FEES 10.00

DECLARATION OF VALUE

Recording Date 2/2/96 Book 293 Page 275 Instrument # 161291

Full Value of Property Interest Conveyed

\$ 1,050,000.00

Less Assumed Liens & Encumbrances

\_\_\_\_\_

Taxable Value (NRS 375.010, Section 2)

\$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ 1365.00

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_ Explain: \_\_\_\_\_

APN#:

<p><b>INDIVIDUAL</b></p> <p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>Signature of Declarant _____</p> <p>Name (Please Print) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>	<p><b>ESCROW HOLDER</b></p> <p>Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.</p> <p>Signature of Declarant <u>Sherri Stouten</u></p> <p>Name (Please Print) <u>Sherri Stouten</u></p> <p>Escrow Number <u>42313770</u></p> <p>Firm Name <u>First American Title Company</u></p> <p>Address <u>331 7th Street</u></p> <p>City <u>Elko, NV.</u> State <u>NV.</u> Zip <u>89801</u></p>
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Tax paid for the above transfer on Feb 2, 1996 per NRS 375.030, Section 3.

Signature of Recorder or Representative Sharon Stewart Deputy