

173035

**RECORDING REQUESTED BY:**

Stewart Title Company of  
Northeastern Nevada  
810 Idaho Street  
Elko, Nevada 89801

A.P.N.: 007-400-07

THIS DOCUMENT IS BEING SIGNED IN TWO COUNTER-PARTS

**GRANT, BARGAIN AND SALE DEED**

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following Grantee:

**Grantor:** Eureka Producers Cooperative,  
a Nevada corporation

**Address:** P. O. Box 462  
Eureka, Nevada 89316

**Grantee:** Albert P. Thiessen, a married man dealing with  
his sole and separate property.

**Address:** P.O. Box 256  
Eureka, Nevada 89316

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

See Exhibit A attached hereto and made a part hereof.

**TOGETHER WITH** all buildings and improvements situate thereon.

**TOGETHER WITH** the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

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99211414

**SUBJECT TO** the restrictive covenant that none of the above-described property may be used for the purpose of processing hay, unless said hay was grown in Diamond Valley, Pine Valley or Newark Valley, Nevada. This restrictive covenant shall be binding upon the Grantee and all succeeding owners and occupants of the above property. This covenant shall inure to the benefit of the Grantor and its successors and assigns forever, and may be enforced by all legal and equitable means.

DATED: August 4, 1999

**GRANTOR:**

**Eureka Producers Cooperative,**  
a Nevada corporation

By: *Jim Gallagher*  
Title: *President*

**GRANTEE:**

Albert P. Thiessen

STATE OF NEVADA,           )  
  ) ss.  
COUNTY OF EUREKA.       )

On this 4 day of August 1999, personally appeared before me, a notary public, *Jim Gallagher*, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he/she executed the above instrument as *President* for Eureka Producers Cooperative, a Nevada corporation.



*Gladys Goicoechea*  
NOTARY PUBLIC

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442 Court St.  
ELKO, NEVADA 89801

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STATE OF NEVADA,            )  
  ) ss.  
COUNTY OF EUREKA.        )

On this \_\_\_\_\_ day of August 1999, personally appeared before me, a notary public, **Albert P. Thiessen**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

\_\_\_\_\_  
NOTARY PUBLIC

99070861.pp  
July 30, 1999

WILSON AND BARROWS, **BOOK 329 PAGE 545**  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,  
County of Eureka, described as follows:

Parcel 2 as shown on that certain Parcel Map for EUREKA  
PRODUCERS COOPERATIVE filed in the office of the County  
Recorder of Eureka County, State of Nevada, on July 20, 1999,  
as File No. 172351, being a portion of S1/2SE1/4 of Section 18,  
TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

*ga* EXCEPTING THEREFROM all the oil, gas and potash lying in and  
under said land as reserved by the UNITED STATES OF AMERICA in  
Patent recorded July 22, 1966, in Book 11, Page 188, Official  
Records, Eureka County, Nevada.

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
99 SEP 28 PM 2:46  
EUREKA COUNTY NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 70.00

173035

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EXHIBIT

A

DECLARATION OF VALUE

Recording Date 9-28-99 Book 329 Page 543 Instrument # 173035

Full Value of Property Interest Conveyed \$ 23,000.00

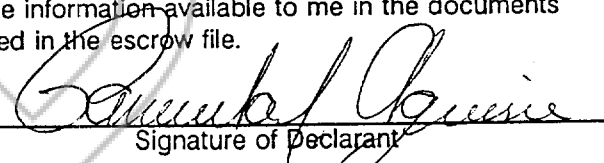
Less Assumed Liens & Encumbrances - \_\_\_\_\_

Taxable Value (NRS 375.010, Section 2) \$ 23,000.00

Real Property Transfer Tax Due \$ 29.90

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

APN#: 007-400-07

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	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.
_____ Signature of Declarant	 _____ Signature of Declarant
_____ Name (Please Print)	Pamela J. Aguirre _____ Name (Please Print)
_____ Address	<u>99211414</u> _____ Escrow Number
City State Zip	Stewart Title of Northeastern Nevada _____ Firm Name
	810 IDAHO STREET _____ Address
	Elko, Nevada 89801 City State Zip