

174530

1999-20894-CAT

**RECORDING REQUESTED BY:**

Wilson and Barrows, Ltd.

442 Court Street

Elko, Nevada 89801

08-350-01  
A.P.N: ~~9-201-01~~  
~~9-211-03~~

## GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the Counties of Eureka and Nye, State of Nevada, to the following Grantee:

**Grantors:** Seven N Cattle Company, Inc.  
**Address:** P. O. Box 1075  
Eureka, NV 89316

Nancy D. Brackett  
P. O. Box 1075  
Eureka, NV 89316

**Grantee:** Seven N Cattle Company, Inc., a Nevada corporation <sup>+</sup>  
**Address:** P. O. Box 1075 *Elko corporation*  
Eureka, NV 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.

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

BOOK 334 PAGE 418

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.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, and all other means for the diversion or use of water appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any or said lands, including the following numbered Permits and Proofs: V01123, V01323, V01345, V01346, 3195, 8942, 8943, 8944, 8945, 8946, 8947, 8948, 8949, 8950, 8953, 8954, 9040, 9041, 9042, 13701, 13702, 13703, 13704, 13705, 13815, 25854.

**GRANTOR:**

DATED the 3 / day of May, 2000.

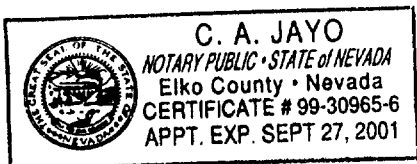
Seven N Cattle Company, Inc., a  
Nevada corporation & *Idaho Corporation* <sup>NS</sup>

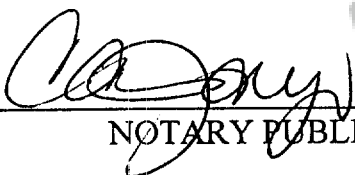
By: *Nancy D. Brackett*  
Title: President

*Nancy D. Brackett*  
Nancy D. Brackett, Individually

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

On May 31, 2000, personally appeared before me, a Notary Public, Nancy D. Brackett, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument individually and as President of Seven N Cattle Company, a Nevada corporation.



  
NOTARY PUBLIC

00050191.jas  
May 23, 2000

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

BOOK 334 PAGE 420  
Page 3 of 3

EXHIBIT A

PARCEL NO. 1

Parcel No. 1A as shown on Parcel Map for Nancy Brackett and 7 N Cattle Co. Inc., filed in the office of the County Recorder of Nye County on May 9, 2000, as File No. 492966, located in a portion of SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 2; S  $\frac{1}{2}$  NE  $\frac{1}{4}$ , S  $\frac{1}{2}$  NW  $\frac{1}{4}$ , Government Lots 3 and 4 of Section 3; and Government Lot 1, SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 4, all in Township 14 North, Range 50 East, M.D.B.&M.; and W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 28, and S  $\frac{1}{2}$  NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  and E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 33, all in Township 15 North, Range 50 East, M.D.B.&M.

LESS AND EXCEPTING THEREFROM any portion of Parcel No. 1B which lies within the S  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 3, Township 14 North, Range 50 East, M.D.B.&M., as shown on Parcel Map No. 492966, filed May 9, 2000, Nye County, Nevada.

ALSO EXCEPTING THEREFROM all coal and other minerals lying in and under said land as reserved by the United States of America in Patent recorded December 29, 1965, in Book 84, Page 252, Official Records, Nye County, Nevada.

PARCEL NO. 2

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 4:                      Lots 1 and 2; S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$

EXCEPTING THEREFROM all oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded October 25, 1965, in Book 9, Page 13, Official Records, Eureka County, Nevada.

BOOK 334 PAGE 418  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Just American Title*  
00 JUN -2 PM 2:48  
EUREKA COUNTY NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 10.00

BOOK 334 PAGE 421

174530

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).  
a) 08-350-01  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a) <input 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 checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other _____             |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	<u>174530</u>
Book:	<u>334</u> Page: <u>418</u>
Date of Recording:	<u>6-2-00</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deduct Assumed Liens and/or Encumbrances: ( \_\_\_\_\_ )  
(Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_)  
Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: 10  
b. Explain Reason for Exemption: Transfer to corporation -  
CONVEYING PARTY OWNS CORPORATION 100%  
5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: Nancy Brackett  
Print Name: Hc 62 Box 550  
Address: \_\_\_\_\_  
City: Wells  
State: NV Zip: 89835  
Telephone: ( 1 ) 775-752-0967  
Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: Nancy Brackett  
Print Name: Nancy Brackett  
Address: Hc 62 Box 550  
City: Wells  
State: NV Zip: 89835  
Telephone: ( 1 ) 775-752-0967  
Capacity: President

**COMPANY REQUESTING RECORDING**

Co.Name: First American Title Company Of Nevada Escrow # 1999-20894-CAS

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)