

1999-20894-CAS

RECORDING REQUESTED BY:

Wilson and Barrows, Ltd.

442 Court Street

Elko, Nevada 89801

**174531**

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

## GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the Counties of Nye and Eureka, State of Nevada, to the following Grantee:

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

**Grantee:** Thomas I. Gardner and Ellen F. Gardner  
husband and wife as joint tenants  
**Address:** Box 187  
Paragonah, Utah 84760

**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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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.

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Just American Title*  
00 JUN -2 PM 2:49

EUREKA COUNTY NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO.                      FEES 9<sup>00</sup>-

**174531**

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**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'/Ind'l      |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other _____             |  |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>174531</u>
Book:	<u>334</u> Page: <u>422</u>
Date of Recording:	<u>6-2-00</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ 438,000.00  
 Deduct Assumed Liens and/or Encumbrances: ( \_\_\_\_\_ )  
 (Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_)  
 Transfer Tax Value per NRS 375.010, Section 2: \$ 438,000.00  
 Real Property Transfer Tax Due: \$ 569.40

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_
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: NANCY BRACKETT  
 Address: HC 62 Box 550  
 City: Wells  
 State: NV Zip: 89835  
 Telephone: 775-752-0967  
 Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: Thomas J. Gardner  
 Print Name: Thomas J. Gardner  
 Address: 84 West 100 South  
 City: Panguitch UT 84760  
 State: UT Zip: 84760  
 Telephone: 435-477-8990  
 Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING SIGN & RETURN**

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

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