

002-014-10

175561

#01630408083 (H-8083)

Documentary Transfer Tax \$ 1.00

- Computed on full value of property coved
 - Computed on full value less liens and encumbrances remaining thereon at time of transfer
- Under penalty of perjury

Deed

07/15/00

CATTLEMEN'S TITLE GUARANTEE COMPANY

By Johanna K. Kobli
 Signature of declarant or agent determining firm name

THIS INDENTURE, made this 3rd day of August ~~XX~~ 2000 by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

~~Robert H. Sellard and Berdy R. Sellard Revocable Living Trust dated November 18, 1991~~

ROBERT H. SELLARD, A Single Man, As Sole and hereinafter referred to as Grantee(s)
 Separate Property

whose address is P. Box 211053
 Crescent Valley, NV 89821

WITNESSETH

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to his heirs and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows: **SEE ATTACHED LEGAL DESCRIPTION**

Parcel 2, Lot 2, Block 3, Crescent Valley Ranch & Farms Unit No. I
 Section 5 Township 2 Range 48E APN #2-014-10

SUBJECT to taxes for the present fiscal year and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging appertaining and the reversion and reversions, remainder and remainments, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s), and to his heirs and assigns ever.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed the day and year first above written.

CATTLEMEN'S TITLE GUARANTEE COMPANY,
 as Trustee

STATE OF Arizona)
 COUNTY OF Maricopa) SS

By Johanna K. Kobli
 Title: Johanna K. Kobli, Vice President

On August 3, 2000,
 personally appeared before me Notary Public,
Johanna K. Kobli
 who acknowledged that she executed the
 above instrument.

Kathryn Carnan
 NOTARY PUBLIC



LEGAL DESCRIPTION

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

Parcel 2 as shown on that certain Parcel Map for CATTLEMENS TITLE GUARANTEE COMPANY filed in the office of the County Recorder of Eureka County, State of Nevada, on May 5, 1995, as File No. 157903 being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derivetherefrom within or underlying said land or that may be proceed therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed to H.J. BUCHENAU and ELE BUCHENAU, recorded September 24, 1951, in Book 24, of Deed at Page 168, Eureka County, Nevada.



BOOK 338 PAGE 497
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
OCT 23 PM 1:15
Nov 2
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 800

175561 STEWART TITLE
Guaranty Company

BOOK 338 PAGE 498

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/88)

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 2-014-10
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>175561</u>
Book:	<u>338</u> Page: <u>497</u>
Date of Recording:	<u>11-2-00</u>
Notes:	_____

3. Total Value/Sales Price of Propert

\$ 14,950.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.0, Section 2:

\$ 14,950.00

Real Property Transfer Tax Due

\$ 19.50

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 taxes, 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

BUYER (GRANTEE) INFORMATION

Seller Signature: Johann K. Koller
 Print Name: Cattlemen's Tit Guarantee Co., Trustee
 Address: 1930 S. Dobson Rd, #2
 City: Mesa
 State: AZ Zip: 85202
 Telephone: (480) 777-7691
 Capacity: Trustee

Buyer Signature: Robert H. Sellard
 Print Name: _____
 Address: P.O. Box 211053
 City: Crescent Valley, NV 89821
 State: _____ Zip: _____
 Telephone: () _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: Cattlemen's Tit Guarantee Co., Trustee Esc. #: 01630408083 (H-8083)

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