

RPTT: 390
APN: 08-320-02

177143

GRNT, BARGAIN and SALE DEED

THIS INDENTURE WITNES that Clifford L. Bach and Jacqueline M. Bach, spouses (hereinafter called GRANTOR(S)) in consideration of \$ 1.00, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY Out-Bach Ranch, a Nevada limited liability company (hereinafter called GRANTEE(S)) all certain property lie County of Eureka, State of Nevada.

See attached Exhibit 'A'

Together with all singular hereditant and appurtenances hereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have unto set my/our hand(s) this 6th day of September, 2001.

Clifford L. Bach
Signature of Grantor
Clifford L. Bach
Print or type name here

Jacqueline M. Bach
Signature of Grantor
Jacqueline M. Bach
Print or type name here

STATE OF)

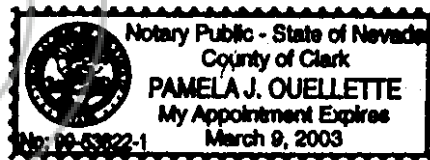
COUNTY OF)

This instrument was acknowledged before me on (date)

September 6, 2001

by (person(s) appearing before Notary Pub. Clifford L. Bach & Jacqueline M. Bach

Pamela J. Ouellette
Notary Public for said County and State
My commission expires: 3/9/03



RECORDING REQUESTED BY AND MAIL STATEMENT TO

THIS SPACE FOR RECORDERS USE ONLY

Name: Baughman & Turner, Inc.
Address: 1210 Hinson Street
City/State/Zip: Las Vegas, Nevada 89102-1604

BOOK 344 PAGE 398

EXHIBIT 'A'

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

Township 18 North, Range 48 East, M.D.B. & M. Sections 27 and 34: H.E. Survey No. 86 embracing a portion of $\frac{1}{2}$ of Section 27 and the $N\frac{1}{2}$ of Section 34, more particularly described as follows:

BEGINNING at Corner No. 1, from which U.S. Location Monument No. 253 bears South $26^{\circ}42'$ East 1.56 chains; thence North $26^{\circ}42'$ West 69.97 chains to Corner No. 2; thence North $9^{\circ}13'$ West 17.37 chains to Corner No. 3; thence North $87^{\circ}44'$ East 7.72 chains to Corner No. 4; thence South $22^{\circ}51'$ East 86.81 chains to Corner No. 5; thence West 7.36 chains to Corner No. 1, the place of beginning, and being the same parcel conveyed by the United States of America to George Williams by Land Patent dated May 19, 1916, and recorded in Book 18 of Deeds at Page 159, Eureka County, Nevada, recorded.

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.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipeline, reservoirs, and all other means for the diversion or use of waters 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 of said lands, including but not limited to Permit No. 2948.

TOGETHER WITH all Grantor's right, title and interest in mineral rights upon or within the above-described property, and its lessor's interest in any mineral leases which may exist upon the aforesaid mineral rights.

I T E M	State of Nevada REPORT OF CONVEYANCE to Department Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer		Nov-99																													
	1	APPL., PERMIT, PROOF, CLAIM No: <u>2948</u> STATUS: <u>Certif.</u> USE: <u>Irrigation</u>																														
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: <u>Clifford L. Ba and Jacqueline M. Bach, spouses</u> <small>If any requires additional space, please use Item 13 Remarks or attach 8 1/2" X 11" sheets referencing appropriate item number</small>																															
3	NEW HOLDER(S): <u>Out-Bach Ranch, LLC</u> ADDRESS: <u>HCR 38 Box 842</u> CITY: <u>Cold Creek</u> STATE: <u>NV</u> ZIP CODE: <u>89124-8303</u> PHONE: <u>702-271-3037</u>																															
4	INVENTORY DOCUMENTY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2 <table border="1"><tr><td>DEED(S).....</td><td><input checked="" type="checkbox"/></td><td>CORRECTION DEED(S).....</td><td><input type="checkbox"/></td><td>OTHER:</td><td><input type="checkbox"/></td></tr><tr><td>DEED(S) OF TRUST.....</td><td><input type="checkbox"/></td><td>RECONVEYANCE...at no charge</td><td><input type="checkbox"/></td><td>TOTAL NUMBER OF \$\$ DOCUMENTS = > 1</td><td></td></tr><tr><td>NOTICE(S) OF PLEDG....</td><td><input type="checkbox"/></td><td>MAP(S) at no charge.....</td><td><input type="checkbox"/></td><td>TOTAL # X \$10 each =</td><td>\$10 \$.00</td></tr><tr><td>DEATH CERTIFICATE....</td><td><input type="checkbox"/></td><td>AFF OF ID at no charge.....</td><td><input type="checkbox"/></td><td>Report filing fee = \$25.00</td><td>\$25 \$.00</td></tr><tr><td>DECREE(S) OF DISTR....</td><td><input type="checkbox"/></td><td>OTHER:</td><td><input type="checkbox"/></td><td>FEES SUBMITTED</td><td>\$35 \$.00</td></tr></table>		DEED(S).....	<input checked="" type="checkbox"/>	CORRECTION DEED(S).....	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	DEED(S) OF TRUST.....	<input type="checkbox"/>	RECONVEYANCE...at no charge	<input type="checkbox"/>	TOTAL NUMBER OF \$\$ DOCUMENTS = > 1		NOTICE(S) OF PLEDG....	<input type="checkbox"/>	MAP(S) at no charge.....	<input type="checkbox"/>	TOTAL # X \$10 each =	\$10 \$.00	DEATH CERTIFICATE....	<input type="checkbox"/>	AFF OF ID at no charge.....	<input type="checkbox"/>	Report filing fee = \$25.00	\$25 \$.00	DECREE(S) OF DISTR....	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	FEES SUBMITTED	\$35 \$.00
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5	A ONE-TIME \$25 PG FEE MUST ACCOMPANY THIS REPORT + \$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.																															
6	This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s). If the legal description on deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) is required. Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to instruction sheet for details.																															
7	LIST SUPPLEMENTAL RIGHTS <u>None</u>																															
8	COUNTY: POINT OF DIVISION <u>Eureka</u> COUNTY: PLACE(S) OF USE <u>Eureka</u>																															
9	PLACE(S) OF USE: Q <u>Q</u> QTR <u>SEC 5 1/2 27</u> TWN <u>18N</u> RNG <u>48E</u> APN <u>008-390-02</u>																															
10	AMOUNT (DUTIES) TO BE SIGNED: <u>0.4273</u> ^{N 2 1/4} CFS <u>90</u> Acre Feet or MG <u>Acres or Units</u>																															
11	DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES <u>NO</u> <u>X</u>																															
12	List any other water rights ring to this Report of Conveyance that has been filed using this same abstract and chain of title. 																															
13	Additional Space/Remarks: <u>The place of use is the same parcel conveyed by the United States of America to George Williams by Land Patent dated May 19, 1916, and recorded in Book of Deeds at Page 159, Eureka County, Nevada, records</u>																															
14	<p>"I swear, under penalty of perjury, this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."</p> <table border="0"><tr><td>SUBSCRIBED AND SWORN BEFORE ME THIS <u>26th</u> of Mo. <u>June</u> Yr. 200<u>1</u> <u>John K. Miller</u> (SS) Notary Signature</td><td>SIGNATURE: <u>Richard J. Baughman</u> PRINT NAME: <u>Richard J. Baughman</u> MAILING ADDRESS: <u>1210 Hinson Street</u> FIRM NAME: <u>Baughman & Turner, Inc.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP CODE: <u>89102</u> PHONE: <u>870-8771</u></td></tr><tr><td>NOTARY PUBLIC IN AND FORTH COUNTY OF <u>Clark</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRES <u>9/03</u></td><td><div style="border: 1px solid black; padding: 5px; text-align: center;">Notary Public - State of Nevada County of Clark JOHNA K. MILLER My Appointment Expires March 9, 2003 No: 99-53823-1</div><div style="text-align: right;">OWNER?: <u> </u> AGENT?: <u>X</u></div></td></tr></table>		SUBSCRIBED AND SWORN BEFORE ME THIS <u>26th</u> of Mo. <u>June</u> Yr. 200 <u>1</u> <u>John K. Miller</u> (SS) Notary Signature	SIGNATURE: <u>Richard J. Baughman</u> PRINT NAME: <u>Richard J. Baughman</u> MAILING ADDRESS: <u>1210 Hinson Street</u> FIRM NAME: <u>Baughman & Turner, Inc.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP CODE: <u>89102</u> PHONE: <u>870-8771</u>	NOTARY PUBLIC IN AND FORTH COUNTY OF <u>Clark</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRES <u>9/03</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Notary Public - State of Nevada County of Clark JOHNA K. MILLER My Appointment Expires March 9, 2003 No: 99-53823-1</div> <div style="text-align: right;">OWNER?: <u> </u> AGENT?: <u>X</u></div>																										
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THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY																																

PERMIT or PROOF No. 2948
Page 1 of 1

[illegible]

Type or print in ink

BOOK 344 PAGE 401

BOOK 344 PA 398
OFFICIAL RECORD
RECORDED AT THE REQUEST OF
Clifford R. Bai
01 OCT 30 AM 10:5
EUREKA COUNTY, CALIF.
M.N. REBALEATI, REC'D
FILE NO. F\$ 18⁰⁰

177143

COPY

BOOK 344 PAGE 402

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 008-390-02
b) 008-320-02 Master
c) _____
d) _____
2. Type of Property:
a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Townhouse d) ☐ 4 Plex
e) ☐ Apt. Bldg. f) ☐ Commercial/Industrial
g) ☒ Agricultural h) ☐ Mobile Home
 ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 177143

Book 344 Page: 398

Date of Recording: 10/30/01

Notes:

3. Total Value/Sales Price of Property \$ 188,848.00
- Deduct Assumed Liens and Encumbrances (_____)
(Recording information on assumed amounts: Book/Instrument# _____)
4. Taxable Value (per NRS 375.0, Section 2): \$ 188,848.00
- Real Property Transfer Tax \$ 245.70 - 0

If Exemption Claimed:

- a. Transfer Tax Exemption - NRS 375.090, Section 3
- b. Explain Reason for Exemption: a transfer from owners to owners
business name
5. Partial Interest: Percentage 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 duty result in a penalty of 10% of the tax due plus interest at 1½% 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: _____

Print Name: Clifford L. Bach

Address: HCR 38 Box 842

City: Cold Creek

State: Nevada Zip: 89124

Telephone: (702) 232-1811

Capacity: Owner

BUYER (GRANTEE) INFORMATION

Seller Signature: _____

Print Name: Out-Bach Ranch, LLC

Address: HCR 38 Box 842

City: Cold Creek

State: Nevada Zip: 89124

Telephone: (702) 232-1811

Capacity: Manager

COMPANY REQUESTING INFORMATION

Company Name: Baughman Turner, Inc. Escrow #: N/A
(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED / MICROFILMED)