

When recorded, return to:

John E. Marvel  
Marvel & Kump, Ltd.  
P.O. Box 2645  
Elko, NV 89803

**178092**

Mail tax statements to:  
Slagowski Ranches, Inc.  
Pine Valley  
Carlin, NV 89822

APN: 005-650-12

GRANT, BARGAIN AND SALE DEED

**THIS INSTRUMENT** is made and entered into this 1<sup>st</sup> day of May, 2002, by and between **MICHAEL POIO**, an unmarried man, "Grantor," and **SLAGOWSKI RANCHES, INC.**, a Nevada corporation "Grantee."

WITNESSETH:

That the said grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantee, and grantee's successors and assigns, all that certain property situate, lying, and being in the County of Clark, State of Nevada, and more particularly described as follows, to-wit:

**SUBJECT** to all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents on record.

**TOGETHER WITH** all fences, corrals, buildings and other improvements thereon.

**TOGETHER WITH** all water, water rights, dams, ditches, canals, pipelines, headgates, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights existing under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property or any part thereof, or used or enjoyed in connection therewith.

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EXHIBIT "A"

TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 11: ALL

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded March 9, 1950 in Book 24, Page 42, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to any and all her mineral rights lying in and under said land as reserved by Oscar Rudnick, et al, in deed recorded April 23, 1956 in Bk 25, Page 2, Deed Records, Eureka County, Nevada.

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Marvel & Kump Ptd.*  
02 MAY -8 PM 1:42

EUREKA COUNTY, NEVADA  
M.H. REDALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

**178092**

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**STATE OF NEVADA  
DECLARATION OF VALUE**

(775) 738-6526  
**JERRY D. REYNOLDS**  
 Elko County Recorder  
 571 Idaho St., Rm. 103  
 Elko, NV 89801-3770

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>178092</u>
Book:	<u>347</u> Page: <u>132</u>
Date of Recording:	<u>5/8/02</u>
Notes:	_____

1. Assessor Parcel Number:  
 a) 005-650-12  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

a) <input checked="" 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 type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property: \$ 51,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax: \$ 66.30  
 (Tax is computed at \$ per \$500 value)

4. If Exemption Claimed:  
 a. Transfer Tax Exemption NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned 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 documentation if called upon to substantiate the information provided herein. Furthermore, 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% per month.

Pursuant to NRS 375.030, Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Michael Pojo Capacity \_\_\_\_\_  
 Signature Carl Slagowski Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Michael Pojo</u>	Print Name: <u>Slagowski Ranches, Inc.</u>
Address: <u>180 E. 7th</u>	Address: <u>Pine Valley</u>
City: <u>Burlington New Jersey</u>	City: <u>Carlin, NV 89822</u>
State: <u>NJ Z 08016</u>	State: _____ Zip: _____

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER/BUYER)

Print Name: Marvel Kump, Ltd Escrow # \_\_\_\_\_  
 Address: P.O. Box 2645  
 City: Elko, State: NV Zip: 89803

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)