

179408

APN 007-370-45

**DEED**

THIS INDENTURE, made this 15<sup>th</sup> day of October, 2002, by and between RUBY HILL RANCH, LLC, a Nevada Limited Liability Company, party of the first part, and OWEN J. MILLER and CHERYL MILLER, husband and wife, parties of the second part;

**WITNESSETH:**

That the party of the first part, for good and valuable consideration, to it in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the parties of the second part, as community property with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel 4 as shown on that certain Division of Land into Large Parcels Map filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, MDB&M.

EXCEPTING FROM that portion lying within the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28 an undivided one-half ( $\frac{1}{2}$ ) interest in and to all oil and gas lying in and under said land as reserved by ANGEL CAROL FLORIO BERVILER in Deed recorded August 20, 1964, in Book 5, Page 339, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964, in Book 5, Page 582, and December 30, 1965, in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

**ROSS P. EARDLEY**

ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801

TELEPHONE (775) 738-4046 • FAX (775) 738-6286

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FURTHER EXCEPTING FROM all of the above described land an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an unmarried man, in Deed recorded May 2, 1994, in Book 268, Page 463, and re-recorded May 5, 1994, in Book 269, Page 12, Official Records, Eureka County, Nevada.

SUBJECT to all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TOGETHER with all buildings and improvements thereon, including the water well pump and motor and pivot system on said property.

TOGETHER with the following water rights appurtenant to said property:  
371.22 acre feet from Well No. 5, Permit No. 23738, as issued by the State Engineer, Department of Water Resources, State of Nevada.

TOGETHER with all mineral rights owned by the first party, if any.


TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or any part thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the parties of the second part, as community property with right of survivorship, and not as tenants in common, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand the day and year first above written.

RUBY HILL RANCH, LLC  
A Nevada Limited Liability Company

By   
JOHN A. GOURLEY, Member

By   
WILLIAM A. CRANE, Member

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STATE OF NEVADA )  
                          : SS.  
COUNTY OF ELKO )

This instrument was acknowledged before me on October 21, 2002, by JOHN A. GOURLEY, as a Member of RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.



Marianne Eardley  
NOTARY PUBLIC

STATE OF Michigan )  
                          : SS.  
COUNTY OF Saginaw )

This instrument was acknowledged before me on October 15, 2002, by WILLIAM A. CRANE, as a Member of RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.

Judith A. Reiss  
NOTARY PUBLIC  
Saginaw County, Mich.  
My Comm. expires: 01-28-06

Send Tax Statements to Grantees:  
Owen J. & Cheryl Miller  
266 Swartzel Shor Road  
Staunton, Virginia 24401



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OFFICIAL RECORDS  
Stewart Intg  
02 NOV 13 AM 9:39  
RECEIVED  
FILE NO.  
NEVADA  
RECORDED  
FEES 16.00

179408

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# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 007-370-45  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 179408  
Book 354 Page 23  
Date of Recording 11-13-02  
Notes: \_\_\_\_\_

## 2. Type of Property:

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

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 62,094.02

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 62,094.02

(Tax is computed at 65¢ per \$500 value) \$ 61.25

## 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 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 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, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_

Capacity MEMBER / MANAGER

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ruby Hill Ranch L.L.C.  
Address: PO BOX 1151  
City: CAROLLE  
State: NV Zip: 89620

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dawn J. Miller  
Address: 266 Swartzel Shores Rd  
City: Stunton  
State: Nev Zip: 89401

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_

Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)