

180995

Eureka County APNs 007-017; 007-050-20; 007-050-21

SEND TAX STATEMENTS TO: GRANTEE

RECORDING REQUESTED BY AND FOR TO:

NAME - ADDRESS OF PREPARER OF LEGAL DESCRIPTION /
LAST RECORDED INSTRUMENT:

O. Kent Maher, Esq.
P.O. Box 351
Winnemucca, Nevada 894

N/A - all parcels are aliquot portions
and from recorded maps

DEED

THIS INDENTURE made this 14th day of February, 2003, by and between the following parties:

GRANTOR: BARBARA BERGERON
220 Second Avenue SE
Baudette, Minnesota 56623

GRANTEE: BCB, INC.
a Nevada corporation
220 Second Avenue SE
Baudette, Minnesota 56623

WITNESSETH Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

PARCEL ONE - Eureka County APN 007-050-17:

TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 18: N1/4 W1/2 of Government Lot 12;
S1/4 W1/2 of Government Lot 12

EXCEPTING THEREFROM any portion of the right-of-way for State Route 278

Said property also described as:

Parcel "A" and Parcel "B" of the Parcel Map for BURTON BERGERON within the west halves of Government Lots 7 and 12 of Section 18, T.23N., R.52E., M.D.B.&M., Eureka County, Nevada recorded October 8, 1982 as File No. 85519 of the Official Records of Eureka County, Nevada.

PARCEL TWO - Eureka County APN 007-050-20:

TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 18: S1/4 W1/2 of Government Lot 7

EXCEPTING THEREFROM any portion of the right-of-way for State Route 278

Said property also scribed as:

Parcel "C" of the Parcel Map for BURTON BERGERON within the west halves of Government Lots and 12 of Section 18, T.23N., R.52E., M.D.B.&M., Eureka County, Nevada recorded October 8, 1982 as File No. 85519 of the Official Records of Eureka County, Nevada.

PARCEL THREE - Eureka County APN 007-050-21:

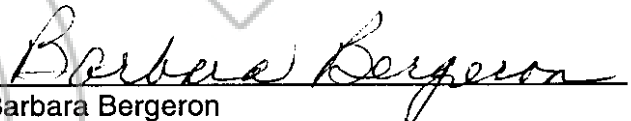
TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 6: West Government Lot 15

TOGETHER WITH: and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.


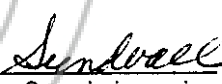
TO HAVE AND TO HOLD, all and singular, the said premises and all interest of Grantor therein, together with the appurtenances, unto Grantee, its successors and assigns; provided, however, this conveyance is subject to: (i) general and special county taxes and assessments for the current fiscal year; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone geothermal resources and other substances.

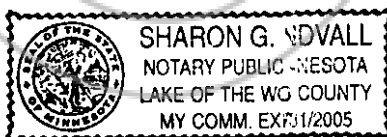
IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.


Barbara Bergeron

STATE OF MINNESOTA)
COUNTY OF LAKE OF THE WOODS.) ss.

This instrument was acknowledged
before me on February 14, 2003 by
BARBARA BERGERON.

 
Notary Public Commission expires
01-31-05



BOOK 358 PAGE 271
OFFICIAL RECORDS
O. Kent Maher, atty
03 FEB 24 AM 9:03
WINNEMUCA, NEVADA
J.M. REBALEATI, RECORDER
FILE NO. FEES 15.00

180995

State of Nevada

Declaration of Value

1. Assessor Parcel Number(
a) 007-050-17; 007-050-007-050-21
b) _____
c) _____
d) _____
2. Type of Property:
a) ☒ Vacant Land ☐ Single Fam. Res.
c) ☐ Condo/Townhse ☐ 2-4 Plex
e) ☐ Apt. Bldg. ☐ Comm'l/Ind'l
g) ☐ Agricultural ☐ Mobile Home
i) ☐ Other: _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>180995</u>
Book:	<u>358</u> Page: <u>272</u>
Date of Recording:	<u>2-24-03</u>
Notes:	_____

3. Total Value/Sales Price property: \$ _____
Deed in Lieu of Foreclos only (property value): \$ _____
Transfer Tax Value per N 375.010, Section 2: \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exempt per NRS 375.090, Section: 10
b. Explain Reason for Exemptions: A conveyance of real property to a corporation if the person conveying the property owns 100 percent of the corporation to which the conveyance is made.
5. Partial Interest: Percentage 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 claim 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 § 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Barbara Bergeron

Capacity: Grantor

Signature: _____

Capacity: Grantee - President

SELLER (GRANTOR) INFORMATION (required)

Print Name: Barbara Bergeron
Address: 220 Second Avenue SE
City: Baudette
State: Minnesota Zip: 56623

BUYER (GRANTEE) INFORMATION (required)

Print Name: BCB, Inc., Barbara Bergeron, President
Address: 220 Second Avenue SE
City: Baudette
State: Minnesota Zip: 56623

COMPANY REQUESTING RECORDING (required if not the Seller or Buyer)

Print Name: O. Kent Mahoney Attorney at Law Escrow # _____
Address: P.O. Box 351
City: Winnemucca State: Nevada Zip: 89446

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