

181458

2059779 CAS  
A P.N: 008-100-02

**RECORDING REQUESTED BY:**

Wilson and Barrows, Ltd.  
442 Court Street  
Elko, Nevada 89801

**SEND TAX STATEMENTS TO:**

Benary, Ltd., a Nevada corporation  
P.O. Box 719  
Eureka, Nevada 89316

**GRANT, BARGAIN AND SALE DEED**

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the County of Eureka, State of Nevada, to the following Grantee:

**Grantors:** Everett L. Manley and Candace L. Manley, husband and wife  
**Address:** HC 60 Box 74304  
Round Mountain, Nevada 89045

**Grantee:** Benary Ltd , a Nevada corporation  
**Address:** P.O. Box 719  
Eureka, Nevada 89316

**Taking title as:** Benary Ltd , a Nevada corporation

**Estate conveyed:** Fee simple

**Legal description of property conveyed:**

**TOWNSHIP 18 NORTH, RANGE 48 EAST, MDB&M**

**Section 14** E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

**Section 23:** NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 COURT STREET  
ELKO, NEVADA 89801

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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, pumps, motors, pipelines, reservoirs, and other means for the diversion or use of said waters appurtenant to all of the above-described property, or used or enjoyed in connection therewith, and together with stockwatering rights used or enjoyed in connection with the use of said lands, including the following permit 7608

DATED March 14, 2003.

GRANTORS:

Everett L. Manley  
Everett L. Manley

Candace L. Manley  
Candace L. Manley

STATE OF NEVADA, )  
COUNTY OF ELKO ) ss.

This instrument was acknowledged before me on March 14, 2003, by  
Everett L. Manley and Candace L. Manley.



Theresa B. Quin  
NOTARY PUBLIC

03030521.PP  
March 14, 2003

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OFFICIAL RECORD  
First American Title  
03 MAR 20 PM 3:15

FILE NO. 181458  
FEE \$ 15.00

BOOK 359 PAGE 350 WILSON AND BARROWS, LTD  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89601

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 008-100-02  
b)  
c)  
d)

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Notes	

## 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/Vindl     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home    |
| i) <input type="checkbox"/> Other                  |  |

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

Deed in Lieu of Foreclosure Only (value of property) \$ 148,091.92  
Transfer Tax Value \$  
Real Property Transfer Tax Due. \$ 148,091.92  
\$ 193.70

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

## 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 Everett L. Manley Capacity Seller

Signature Margaret A. Nelson Capacity Seller

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Everett L. Manley  
Address: HC 60 Box 74304  
City: Round Mountain  
State: NV Zip: 89045

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Benary Ltd.  
Address: P.O. Box 719  
City: Eureka  
State: NV Zip: 89045

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Company Escrow # 2059779 CAS  
Address: 331 7th Street  
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)