

BOOK 366 PAGE 160-162
OFFICIAL RECORDS
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Stewart Title
2003 OCT -6 AM 11:56

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$16.00

APN# 007-2519

Recording Request by and Return To: *Mail Tax Statements to:*

Name Intermountain Federal Land Bank

Address 255 Wt Peckham Lane

City/State/Zip Re, NV 89515

020488

182592

Cont Bargain and Sale Deed
(Title of Document)

This cover page must be typed or printed

GRANT, BARGAIN AND SALE DEED

THIS INSTRUMENT, made this 17th day of September, 2003, by and between Albert H. Mulder, a Married Man as his sole and separate property, Grantor, and Intermountain Federal Land Bank Association, FLCA, Grantee,

WITNESSETH:

That the Grantor for valuable consideration, the receipt whereof is hereby acknowledged, does by this presents grant, bargain, sell and convey unto the Grantee, Intermountain Federal Land Bank Association, FLCA, its heirs and assigns forever, all that certain real property situated in the County of Eureka, State of Nevada, being a portion of Assessor's Parcel No. 00750-19, now designated as Assessor's Parcel No. 007-250-27, and more particularly described as follows:

Section 1 Township 21 North, Range 54 East, MDB&M
containing 40 acres, more or less.

EXCEPTING THEREFROM all oil and gas in and under said land, as reserved in Patent from the United States of America, recorded October 23, 1963, in Book 27, Page 56, Deed Records, Eureka City, Nevada.

TOGETHER WITH all the Grantor's right to any/or all water and water right, well and well rights, appurtenant to the above-described property, including, but not limited to the water rights and the water righted land as evidenced by the following Applications/Permits to appropriate on file with, and issued by the Nevada State Engineer (collectively the "Water Rights"):

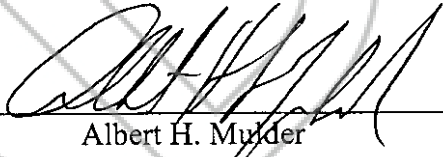
<u>Application/Permit #</u>	<u>Certificate #</u>	<u>Source</u>	<u>Use</u>
18834	5988	Underground	Irrigation and Domestic
18835	5987	Underground	Irrigation and Domestic
19052	5989	Underground	Irrigation and Domestic
19053	5990	Underground	Irrigation and Domestic

TOGETHER WITH, all and singular, rights and privileges, the tenements, the hereditaments and appurtenances thereunto belonging or in anywise appertaining, (including without limitation all center pivot irrigation system fixtures and all other fixtures), and including without limitation the reversion and reversions, remainder and remainders, rents, issues and profits thereof. (collectively the "Appurtenances").

TO HAVE AND TO HOLD, all and singular, the said premises together with the Water Rights and the other aforesaid Appurtenances, unto the Grantee, Intermountain Federal Land Bank Association, FLCA, its heirs and assigns forever.


The consideration for the within Grant, Bargain and Sale Deed includes without limitation the full cancellation of debts, obligations, costs, and charges secured by that certain Deed of Trust and Assignment of Rents heretofore existing on said property executed by Albert H. Mulder, a Married Man as his sole and separate property, Trustor, to Intermountain Federal and Bank Association, FLCA as Trustee and Beneficiary, dated the 30th day of May, 2001 and recorded June 22, 2001, in Book 341 of Official Records, pages 569-582, Document No. 176673 Eureka County, State of Nevada, together with the subsequent receipt by Grantee of any and all guaranty payments to be made by the U.S. Department of Agriculture, Farm Service Agency, and the release of record of said Deed of Trust upon transfer of property from Grantee to a third party; and at the time of making the within Grant Bargain and Sale Deed Grantor believed and now believes that the aforesaid consideration therefor equals or exceeds the fair market value of the property so deeded.

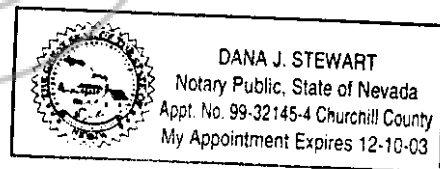
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and caused this instrument to be executed the day and year first above written.


Albert H. Mulder

STATE OF Nevada
COUNTY OF Churchill

This instrument was acknowledged before me on September 30, 2003, by
Albert H. Mulder


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Num' (s)

a) 007-250-19
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	<u>182592</u>
Book: <u>366</u>	Page: <u>160-162</u>
Date of Recording:	<u>10-6-03</u>
Notes:	_____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhs	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 Pr of Property:

Deed in Lieu of Foreclose Only (value of property)	\$ <u>430,000-</u>
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ <u>430,000-</u>
(Tax is computed at 5¢ per \$500 value)	\$ <u>1677⁰⁰</u>

4. If Exemption Claimed:

a. Transfer Tax Exempt 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, 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 [Signature] Capacity Vice President & Branch Mgr.
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Albert H. Miller
Address: P.O. Box 2
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Intermountain Federal Land Bank
Address: 255 West Peckham Lane
City: Reno
State: NV Zip: 89515

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Title Northern Nevada Escrow # 02012488
Address: 810 Idaho Street
City: Ely State: NV Zip: 89301