

BOOK 380 PAGE 346-348  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Little*  
2004 MAY -7 AM 8:57

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

187371

APN# Portion of 007-250-19

Recording Requested by and Return To:

Name Debra L. Newton

Address PO-Box 2

City/State/Zip Winnemucca, NV 89445

04210898

Grant, Bargain and Sale Deed  
(Title of Document)

This cover page must be typed or printed


BOOK 380 PAGE 346

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this 27th day of April, 2004, by and between Intermountain Federal Land Bank Association, FLCA, Grantor, and Debra L. Newton, a Single Woman as her sole and separate property, Grantee,

**WITNESSETH:**

That the Grantor for valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the Grantee, Debra L. Newton, a Single Woman as her sole and separate property, its heirs and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada, being a portion of Assessor's Parcel No. 007-250-19, now designated as Assessor's Parcel No. 007-250-27, and more particularly described as follows:

 Section 17, Township 21 North, Range 54 East, MDB&M containing 640 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 County, Nevada.

TOGETHER WITH all the Grantor's right to any/or all water and water rights, 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 wells, pumps, motors and center pivot irrigation system fixtures, all permanent structures and three (3) fuel tanks), 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, Debra L. Newton, a Single Woman as her sole and separate property, its heirs and assigns forever.

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

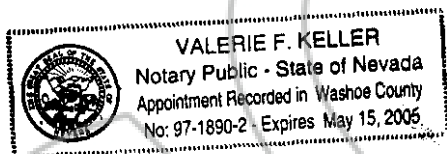
Intermountain Federal Land Bank Association, FLCA

By: Franklin M. Bishop  
Franklin M. Bishop, President and CEO

STATE OF NEVADA )

COUNTY OF Washoe )

This instrument was acknowledged before me on April 27, 2003, by Franklin M. Bishop



Valerie F. Keller  
Notary Public

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 007-250-19  
 b) 007-250-07 (tax year 2004-2005)  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>187371</u>
Book:	<u>380</u> Page: <u>346-348</u>
Date of Recording:	<u>5-7-04</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land                      b) \_\_\_\_\_ Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.              f) \_\_\_\_\_ Comm'l/Ind'l  
 g) XX Agricultural                              h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 438,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 438,000.00  
 Real Property Transfer Tax Due: \$ 1,708.20

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

5. Partial Interest: Percentage being transferred: 100 %

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: Intermountain Federal Land Bank Assn., FLEA By: P. Tuttle Capacity: Vice President - Special Meet  
 Signature: Debra L. Newton Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: INTERMOUNTAIN FEDERAL LAND BANK  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_

Print Name: Debra L. Newton  
 Address: P.O. Box 2  
 City/State/Zip: Winnemucca, NV 89445

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04210898  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, Nevada 89801