

BOOK *383* PAGE *371-373*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Gary Betschart*  
2004 JUL 20 PM 5:03

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES *40<sup>00</sup>*

APN# 07-210-40

**188260**

Recording Requested by:

Name Gary Betschart

Address P.O. Box 28

City/State/Zip Eureka, NV 89316

---

Grant Bargain and Sale Deed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or printed.

BOOK **383** PAGE **371**

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 3rd day of May, 1993, by and between JOHN R. HOVIOUS and JUDITH HOVIOUS, his wife, of the County of Eureka, State of Nevada, First Parties and Grantors: and A. G. COMMODITIES, INC., a corporation of Nevada, GARY R. BETSCHART, sole member and responsible party, president, of said corporation, of Eureka Nevada, Second Party and Grantee;

W I T N E S S E T H :

That the said First Parties, for and in consideration of the sum of TEN DOLLARS, (\$10.00), lawful money of the United States of America, to them in hand paid by the said Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Second Party and to his heirs, executors, administrators and assigns, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 26: NW 1/4

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 including CRP payments on 20.7 acres, issued annually until the expiration of the CRP contract with the U. S. Government.

TOGETHER with all permits to appropriate the waters of the State of Nevada issued by the State Engineer's Office of the State of Nevada together with all certificates of appropriation and any and all applications to appropriate the waters of the State of Nevada which are appurtenant to the above described parcels of real property or any part thereof, and used or enjoyed in connection therewith including, without limitation, the following described permit to appropriate the public waters of the State of Nevada.

Certificate of Appropriation of Water

Appn. #18928 - Certificate #6084

RIGHT OF WAY: The buyer is granted use of a 30' wide right of way, one-half mile in length, running south of said property to Seventh Street, directly adjacent to the west boundary fence of Section 26 SW¼.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to his heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, the First Parties have hereunto set their hands and seal as of the day and year first hereinabove written.

*John R. Hovious*  
 \_\_\_\_\_  
 JOHN R. HOVIOUS

*Judith Hovious*  
 \_\_\_\_\_  
 JUDITH HOVIOUS

STATE OF NEVADA )  
 ) SS.  
 COUNTY OF EUREKA)

On this *3rd* day of *May*, 1993, personally appeared before me, a Notary Public, JOHN R. HOVIOUS and JUDITH HOVIOUS, his wife, who executed the foregoing instrument.

 **JOAN SHANGLE**  
 Notary Public - State of Nevada  
 Appointment Recorded in Eureka County  
 MY APPOINTMENT EXPIRES DEC. 20, 1993

*Joan Shangle*  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 BOOK 383 PAGE 373

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	188260
Book:	383 Page: 371-373
Date of Recording:	7-20-04
Notes:	

1. Assessor Parcel Number (s)  
 a) 07-210-40  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

a) <input 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'Vnd'l
g) <input checked="" 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) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0 Paid when Contract of Sale was recorded in Book 247 Page 145

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 Gary Betschart Capacity Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: GARY BETSCHART  
 Address: PO 28  
 City: EUREKA  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_