

A.P.N. # 007-140-13

R.P.T.T.S. 341.25

ESCROW NO. 04211330

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:

**Grantee**

**P.O. Box 883**

**Eureka, NV 89316**

WHEN RECORDED MAIL TO:

**Grantee**

**P.O. Box 883**

**Eureka, NV 89316**

BOOK 389 PAGE 241-242  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title Co.*  
2004 AUG -3 PM 1:53

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **190756**  
FEES 5.00

(Space Above for Recorder's Use Only)

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David Ward, an unmarried man**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Indian Creek Ranch L.L.C. a Nevada limited liability company**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Eureka** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **June 10, 2004**

*David Ward*  
\_\_\_\_\_  
David Ward  
*6/16/04*

STATE OF CA }  
COUNTY OF PLACER } ss.

This instrument was acknowledged before me on June 16, 2004,  
by David Ward

Signature *[Signature]*

Notary Public (One inch margin on all sides of document for Recorder's Use Only)



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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 04211330

The land referred to herein is situated in the State of Nevada, County of Eureka described as follows:

Parcels 1, 2, 3 and 4 as shown on that certain Division into Large Parcels Map for KENNETH PACKARD STENTON and EARLENE RUSH STENTON filed in the office of the County Recorder of Eureka County, State of Nevada, on August 20, 1996, as File No. 164387, being a portion of the E1/2E1/2 of Section 18, Township 22 North, Range 54 East, M.D.B.&M.

CS

**190756**

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 007-140-13  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

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

3. Total Value/Sales Price of Property

\$ 87,500.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ \_\_\_\_\_

Transfer Tax Value

\$ 87,500.00

Real Property Transfer Tax Due:

\$ 341.25

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: David Ward Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: David Ward  
Address: 1817 Auburn Folsam Road  
City/State/Zip: Auburn, CA 95603

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: Indian Creek Ranch L.L.C.  
Address: P.O. Box 883  
City/State/Zip: Eureka, NV 89316

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04211330  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

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

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 190756

Book: 389 Page: 241

Date of Recording: 8/3/04

Notes: \_\_\_\_\_

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Signature: [Signature] Capacity: \_\_\_\_\_

Signature: [Signature] Capacity: Mgr. Member

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: David Ward  
Address: 1817 Auburn Folsam Road  
City/State/Zip: Auburn, CA 95603

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Document/Instrument No.: 190 756

Book: 389 Page: 241

Date of Recording: 8/3/04

Notes: \_\_\_\_\_