

25029469

APN: 07-181-01; 07-201-04; 07-211-05;  
07-211-07; 07-191-05; 07-211-02;  
07-391-04; 07-391-01; 07-181-03;  
07-181-04; 06-370-04

BOOK *400* PAGE *20 - 128*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Cow County Title*  
2004 NOV 24 PM 12: 51

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES *22.00*

**193919**

---

**GRANT, BARGAIN, SALE DEED**

25028403

584512

APN 07-181-01; 07-201-04; 07-211-05;  
07-211-07; 07-191-05; 07-211-02;  
07-391-04; 07-391-01; 07-181-03;  
APN 07-181-04; 06-370-04

Official Records Nye County Nevada  
Requested By: Cow County Title Co  
03/16/04 3:56 PM  
Donna L. Motis, Recorder  
Fee: \$21.00 State: \$      Dep: tp  
Non-Conformity Fee \$25.00

APN \_\_\_\_\_

FOR RECORDERS USE ONLY

TITLE OF  
DOCUMENT GRANT, BARGAIN, SALE DEED

I HEREBY CERTIFY THAT IF IMPRESSED WITH  
THE RAISED SEAL OF THE NYE COUNTY  
RECORDER THIS IS A TRUE AND CORRECT COPY  
OF THE ORIGINAL RECORD ON FILE IN THIS OFFICE.

NOV 24 2004

*Donna L. Motis*

DONNA L. MOTIS COUNTY RECORDER  
NYE COUNTY, NEVADA

584512

DOC # 0230978

03/16/2004 11:15 AM

OFFICIAL RECORDS

Requested By:

COW COUNTY TITLE

25028403

Lander County, NV  
Idonna M. Trevino - Recorder

Page: 1 Of 7 Fee: 59.00  
BK 526 PG 810 SN



APN 07-181-01; 07-201-04; 07-211-05;

07-211-07; 07-191-05; 07-211-02;

07-391-04; 07-391-01; 07-181-03;

APN 07-181-04; 06-370-04

APN

FOR RECORDERS USE ONLY

TITLE OF

DOCUMENT

GRANT, BARGAIN, SALE DEED

A.P.N. # NUMEROUS  
RPTT \$4,641.00 - NYE  
R.P.T.T. \$ 39.00 - LANDER  
ESCROW NO. 25028403  
RECORDING REQUESTED BY:  
COW COUNTY TITLE  
MAIL TAX STATEMENTS TO:  
R. MARK HYDE  
2258 RENO HWY, STE B  
FALLON NV 89406  
WHEN RECORDED MAIL TO:  
R. MARK HYDE  
2258 RENO HWY, STE B  
FALLON NV 89406

584512

(Space Above for Recorder's Use Only)

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES R. BOYCE, a widower**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **SEE ATTACHED EXHIBIT "B"**

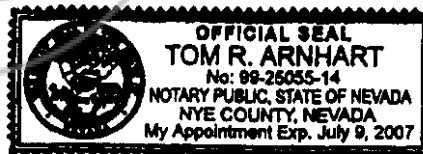
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Nye & Lander** State of Nevada, bounded and described as:

**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: **March 12, 2004**

  
JAMES R. BOYCE



STATE OF Nevada }  
COUNTY OF Churchill } ss.

This instrument was acknowledged before me on 3/15/04  
by JAMES R. BOYCE

Signature 

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



0230978

Page: 3 Of 7

BK 526  
PG 812  
03/16/2004

584512

**EXHIBIT "A"****LEGAL DESCRIPTION****ESCROW NO.: 25028403**

All that certain real property situate in the County of Nye, State of Nevada, described as follows:

**BOX SPRINGS**

Township 13 North, Range 47 East, M.D.B. & M.

- Section 4: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)  
Section 5: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-181-01

**POTTS RANCH**

Township 14 North, Range 47 East, M.D.B. & M.

- Section 1: Lot 4; West Half (W1/2) of the Southwest Quarter (SW1/4); Southwest Quarter of the Northwest Quarter (NW1/4)  
Section 2: Lot 2, Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4); Lot 1 of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)  
Section 11: Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-201-04

Township 15 North, Range 47 East, M.D.B. & M.

- Section 26: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)  
Section 35: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4); South Half (S1/2) of the Northeast Quarter (NE1/4); East Half (E1/2) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)  
Section 36: West Half (W1/2) of the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-211-05  
07-211-07

Continued on next page



0230978

Page: 4 of 7

BK: 526  
PG: 813  
03/16/2004

534512

ESCROW NO.: 25028403

## DIANA'S PUNCH BOWL

Township 14 North, Range 47 East, M.D.B. &amp; M.

- Section 22: West Half (W1/2) of the East Half (E1/2);  
Southeast Quarter (SE1/4) of the Southwest  
Quarter (SW1/4)
- Section 27: Northwest Quarter (NW1/4) of the Northeast  
Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-191-05

## MONITOR HEADQUARTERS

Township 15 North, Range 47 East, M.D.B. &amp; M.

- Section 4: Southwest Quarter (SW1/4) of the Southeast  
Quarter (SE1/4); Southeast Quarter of the  
Southwest Quarter (SW1/4)
- Section 7: Southeast Quarter (SE1/4) of Southeast Quarter  
(SE1/4)
- Section 8: South Half (S1/2) of the Northeast Quarter  
(NE1/4); Northwest Quarter (NW1/4) of the Southeast  
Quarter (SE1/4); North Half (N1/2) of the  
Southwest Quarter (SW1/4); Southwest Quarter  
(SW1/4) of the Southwest Quarter (SW1/4);  
Southeast Quarter (SE1/4) of the Southwest Quarter  
(SW1/4); Northeast Quarter (NE1/4) of the Southeast  
Quarter (SE1/4); Northeast Quarter (NE1/4) of the  
Northeast Quarter (NE1/4)
- Section 9: Northwest Quarter (NW1/4) of the Northeast Quarter  
(NE1/4); North Half (N1/2) of the Northwest Quarter  
(NW1/4); Southwest Quarter (SW1/4) of the Northwest  
Quarter (NW1/4); Southeast Quarter (SE1/4) of the  
Northwest Quarter (NW1/4)
- Section 17: Northwest Quarter (NW1/4) of the Northwest Quarter  
(NW1/4)

Continued on next page



0230978

Page: 5 Of 7

BK. 526

PG. 814

02/16/2004  
584512

ESCROW NO.: 25028403

Section 18: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4); Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); North Half of the Southwest Quarter (SW1/4); South Half (S1/2) of the Northwest Quarter (NW1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-211-02

RYE PATCH

Township 15 North, Range 48 East, M.D.B. & M.

Section 30: Lots 1 and 2 of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); South Half (S1/2) of the Northeast Quarter (NE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-391-04

WHITE SAGE SPRING

Township 15 North, Range 48 East, M.D.B. & M.

Section 18: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-391-01

Continued on next page



0230978

Page: 6 Of 7

BK 526

PG 815

03/16/2004

**584512**

ESCROW NO.: 25028403

POTTS HOMESTEAD

TOWNSHIP 13 NORTH, RANGE 47 EAST, M.D.B.&M.

Section 9: The Southwest Quarter (SW1/4) of the  
Southeast Quarter (SE1/4)  
Section 17: The West Half (W1/2) of the Northeast  
Quarter (NE1/4); and the Northwest Quarter  
(NW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 07-181-03  
07-181-04

All that certain real property situate in the County  
Lander, State of Nevada, described as follows:

POTTS WELL

Township 16 North, Range 47 East, M.D.B. & M.

Section 4: Southeast Quarter (SE1/4) of the Southeast  
Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 06-370-04



**EXHIBIT "B"**

**584512**

**ESCROW NO.: 25028403**

**R. MARK HYDE, a married man as his sole and separate property;  
and GARY L. HUTCHINGS, a married man as his sole and separate  
property; and RICHARD G. HUTCHINGS, a married man as his sole  
and separate property; all as tenants in common (whose address  
is 2258 Reno Hwy, Ste B, Fallon NV 89406)**



0230978

Page: 7 of 7

BK: 526

PG: 816

03/16/2004

**193919**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 07-181-01; 07-201-04; 07-211-05;  
b) 07-211-07; 07-191-05; 07-211-02;  
c) 07-391-04; 07-391-01; 07-181-03;  
d) 07-181-04

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) ☐ Agricultural                    h) ☐ Mobile Home  
i) Other: \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 584512

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

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

3. Total Value/Sales Price of Property

\$ 1,190,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

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

Transfer Tax Value

\$ 1,190,000.00

Real Property Transfer Tax Due:

\$ 4641.00

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

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

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

Print Name: JAMES R. BOYCE  
Address: 7500 RED HILL RD.  
City/State/Zip: PETALUMA CA 94952

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

Print Name: R. MARK HYDE  
Address: 2258 RENO HWY, STE B  
City/State/Zip: FALLON NV 89406

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

Company Name: COW COUNTY TITLE Escrow No.: 25028403  
Address: 363 Erie Main St.  
City/State/Zip: Tonopah, NV 89049

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) NUMEROUS  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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

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

Deed in Lieu of Foreclosure Only (Value of Property)

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

Transfer Tax Value

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: RPTT's paid on Documents recorded in Nye County

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: [Signature] Capacity: Escrow Officer

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

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: JAMES R. BOYCE  
Address: 7500 RED HILL ROAD  
City/State/Zip: PETALUMA CA 94952

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: R. MARK HYDE  
Address: 2258 RENO HWY, STE B  
City/State/Zip: FALLON NV 89406

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

Company Name: COW COUNTY TITLE Escrow No.: 25028403  
Address: 363 Erie Main St.  
City/State/Zip: Tonopah, NV 89049

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

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 193919

Book: 400 Page: 120-128

Date of Recording: 11-24-04

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