

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 *139-152*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Cow County Title*  
2004 NOV 24 PM 12: 56

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO.

FEES *27.00*

**193921**

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**SPOUSAL GRANT, BARGAIN, SALE DEED**

25028403

584514

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: \$25.00 State: \$      Dep: tp  
Non-Conformity Fee \$25.00

APN \_\_\_\_\_

FOR RECORDERS USE ONLY

TITLE OF  
DOCUMENT SPOUSAL 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

584514 DOC # 0230980

03/16/2004 11:17 AM

OFFICIAL RECORDS

Requested By:

COW COUNTY TITLE

25028403

Lander County, NV  
Idonna M. Trevino - Recorder

Page: 1 of 11 Fee: 24.00  
BK 526 PG 823 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 SPOUSAL GRANT, BARGAIN, SALE DEED



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A.P.N.# Numerous

R.P.T.T.\$ 0.00

ESCROW NO. 25028403

RECORDING REQUESTED BY:

**COW COUNTY TITLE**

MAIL TAX STATEMENTS TO:

**R. MARK HYDE**

**2258 RENO HWY, STE B**

**RENO NV 89406**

WHEN RECORDED MAIL TO:

**R. MARK HYDE**

**2258 RENO HWY, STE B**

**RENO NV 89406**

(Space Above for Recorder's Use Only)

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ANNE H. HYDE, BRENDA W. HUTCHINGS,**  
and **CLAUDIA HUTCHINGS**

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**

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO  
CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE,  
IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND  
SEPARATE PROPERTY.

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

DATE: **March 12, 2004**

*Anne H. Hyde*  
ANNE H. HYDE

*Brenda W. Hutchings*  
BRENDA W. HUTCHINGS

*Claudia Hutchings*  
CLAUDIA HUTCHINGS

STATE OF NV }  
COUNTY OF Churchill } ss.

This instrument was acknowledged before me on 3/15/04  
by **ANNE H. HYDE and BRENDA W.**  
**HUTCHINGS AND CLAUDIA HUTCHINGS**



DEBORAH CONWAY  
Notary Public - State of Nevada  
Appointment Recorded in Churchill County  
No. 03-79355-4 - Expires January 7, 2007

Signature *Deborah Conway*

Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)



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PG: 825

03/16/2004

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A.P.N. # NumerousR.P.T.T.S. 0.00ESCROW NO. 25028403

RECORDING REQUESTED BY:

COW COUNTY TITLE

MAIL TAX STATEMENTS TO:

R. MARK HYDE

2258 RENO HWY, STE B

RENO NV 89406

WHEN RECORDED MAIL TO:

R. MARK HYDE

2258 RENO HWY, STE B

RENO NV 89406

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**THIS INDENTURE WITNESSETH: That **ANNE H. HYDE, BRENDA W. HUTCHINGS,**  
and **CLAUDIA HUTCHINGS**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**IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO  
CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE,  
IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND  
SEPARATE PROPERTY.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**ANNE H. HYDEBRENDA W. HUTCHINGSCLAUDIA HUTCHINGSSTATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.This instrument was acknowledged before me on \_\_\_\_\_  
by, **ANNE H. HYDE and BRENDA W.**  
**HUTCHINGS AND CLAUDIA HUTCHINGS**

Signature \_\_\_\_\_

Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

**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**



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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)

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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

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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

584514

RO RECORD #	PROOF	PERMIT	CERTIFICATE	COMMON NAME / COUNTY	USE	RESERVATIONS BY SELLER
522	07818			Side Hill (aka Bowman Spr.) Nye	IRR	RETAINED 3.23 AFA
601	05646			Box Springs Ranch BP Nye	IRR	
602	05662			Diana's Punch Bowl BP Nye	IRR	
604	05645			Potts Ranch BP Nye	IRR	
605	05648			Rye Patch Ranch BP Nye	IRR	
606	05644			Stoneberger Rnch (HQ) BP Nye	IRR	30 AFA RESERVED BY STEPHEN C. WILMANS, III
607	05736			Dry Lake Well Nye	STK	
610		40676	13331	Dry Lake Well Nye	STK	
611	02359			Lower Morgan Creek Nye	STK	
612	05742			Upper Morgan Creek Nye	STK	
613	02355			Lower Wadsworth Creek Nye	STK	
614		40681	10916	Crested Wheat Well Nye	STK	
615		40709	12053	Rye Patch Well Nye	STK	
616		11419	3097	Monitor Well #1 Lander	STK	
617		7555	1514	Potts Well Lander	STK	
618		11416	3096	Monitor Well #2 Lander	STK	

619		40671	10915	Waldo's Well Lander	STK
620		7931	1766	Potts Well Lander	STK
621		11417	3567	Monitor Well #4 Lander	STK
622		18461	6611	Well (Rye Patch) Nye	IRR
623		51300		Bottle Reservoir Lander	STK
624	02357			Mill Canyon Creek Nye	STK
625		40669	13251	White Sage Spring Nye	STK
711	05693			Chuck's Spring Nye	STK
800	05744			Northumberland Spring BP Nye	STK
811	05694			Brandy's Spring Nye	STK
812	05695			Kip's Spring Nye	STK
813	05716			Jimmy's Spring Nye	STK
814	05698			David's Spring Nye	STK
815	05696			JT's Spring Nye	STK
816	05697			Barbara's Spring Nye	STK
817	05713			Wildcat Spring Nye	STK
818	05715			Coppermine Spring Nye	STK
819	05699			Winons's Spring Nye	STK



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820		7623	1512	White Canyon Spring Nye	STK
821	05712			Jerri's Spring Nye	STK
822	05711			Jean's Spring Nye	STK
823	05714			Lost Spring Nye	STK
1011	05679			Secret Spring Lander	STK
1012	02358			Wallace Canyon Creek Lander	STK
1111	05702			Blackburn Spring Nye	STK
1112		40718	11259	White Sage Well Nye	STK
1113	05701			Jodi's Spring Eureka	STK
1114	05700			Yvonne's Spring Eureka	STK
P1		58420	RFA	Box Well Nye	STK

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EXHIBIT "B"

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)



0230980

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PG 833

03/16/2004

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) \_\_\_\_\_  
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) \_\_\_\_\_ Comun'l/Ind'l  
g) XX Agricultural                      h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ \_\_\_\_\_ 0.00

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: 5

b. Explain Reason for Exemption: WIVES TO HUSBANDS

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

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

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: ANNE H. HYDE  
Address: 2258 RENO HWY, STE B  
City/State/Zip: RENO NV 89406

**BUYER (GRANTEE) INFORMATION**

(required)

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

**193921**

**BOOK 400 PAGE 152**

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 584514

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

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

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

**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: \_\_\_\_\_

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

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.: 193921

Book: 400 Page: 139-152

Date of Recording: 11-24-04

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