

A.P.N: 6-060-01, 6-060-02, 6-060-03, 6-060-04
6-060-06, 6-060-08, 6-060-10

RECORDING REQUESTED BY:

Wilson and Barrows, Ltd.
442 Court Street
Elko, Nevada 89801

SEND TAX STATEMENTS TO:

Leroy and Sandy Sestanovich
HC 65, Box 45
Carlin, NV 89822

BOOK 402 PAGE 294-296
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows Ltd
2004 DEC 27 AM 10:07

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 16⁰⁰

194753

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following real property in the County of Eureka, State of Nevada, to the following Grantees:

Grantor: Sestanovich Ranches, a general partnership
Address: HC 65, Box 45
Carlin, NV 89822

Grantee No. 1: Lorraine B. Sestanovich, a widow,
as to an undivided 29.15%
Address: Box 276
Battle Mountain, NV 89820

Grantee No. 2: Leroy Sestanovich and Sandy Sestanovich, his
wife, community property, as to an undivided
70.85%
HC 65, Box 45
Carlin, NV 89822

Taking title as: Tenants in common as between Grantee No. 1
and Grantee No. 2

Estate conveyed: Fee simple

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof.)

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.

GRANTOR:


SESTANOVICH RANCHES,
a General Partnership

DATED: December 20, 2004

By: Leroy Sestanovich
Leroy Sestanovich
Partner

STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

On December 20, 2004, personally appeared before me, a Notary Public, Leroy Sestanovich, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument on behalf of Sestanovich Ranches, a General Partnership.



NOTARY PUBLIC



04120352.jas.dlm
December 20, 2004

**EXHIBIT A
PINE VALLEY**

REAL PROPERTY:

Township 27 North, Range 52 East, MDB&M

Section 8: N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 9: SW $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 15: S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 23: N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

PRATT FIELD

Township 27 North, Range 52 East, MDB&M

Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 11: NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 15: SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof., or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the following Certificates of Appropriation: 01211, 01212, 2717, 4521, 4522, 47580.

TOGETHER WITH all range rights and grazing rights owned by the Grantor, or permitted in connection with any of said property.

TOGETHER WITH all easements and rights of way.

TOGETHER WITH all right, title and interest in and to those minerals and mineral rights of every name or nature, including coal, oil, gas, hydrocarbon products and geothermal resources, situate upon, beneath, or within said property.

04120371.jas.wpd
December 20, 2004

194753

BOOK 402 PAGE 296

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 6-060-01, 6-060-02
b) 6-060-03, 6-060-04
c) 6-060-06, 6-060-08
d) 6-060-10

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>194753</u>
Book:	<u>402</u>
Page:	<u>294-296</u>
Date of Recording:	<u>12-27-04</u>
Notes:	

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/Indl |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:

\$ _____

Real Property Transfer Tax Due:

\$ -0-

(Tax is computed at \$1.95 per \$500 value)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 11, 3 and 4

b. Explain Reason for Exemption: Partnership dissolution with allocation of assets amongst tenants in common.

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 _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sestanovich Ranches
Address: HC 65, Box 45
City: Carlin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Lorraine B. Sestanovich, 29.15%
Address: Box 276
City: Battle Mountain
State: NV Zip: 89820
Leroy & Sandy Sestanovich, 70.85%
HC 65, Box 45
Carlin, NV 89822

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____