

A.P.N: 07-330-25

**RECORDING REQUESTED BY:**

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

**SEND TAX STATEMENTS TO:**

Jerry and Cheri Sestanovich  
P. O. Box 352  
Eureka, NV 89316

BOOK *402* PAGE *297-299*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Wilson & Barrows Ltd*  
2004 DEC 27 AM 10:09

EUREKA COUNTY, NEVADA  
M.N. REDEALING RECORDER  
FILE NO. FEES *16.00*

**194754**

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## 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: Jerry Sestanovich and Cheri Sestanovich, his wife,  
community property,  
as to an undivided 70.85%  
P. O. Box 352  
Eureka, NV 89316

**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:**

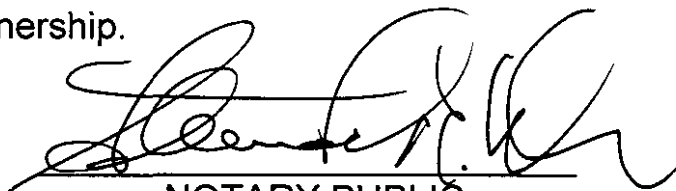
SESTANOVICH RANCHES,  
a General Partnership

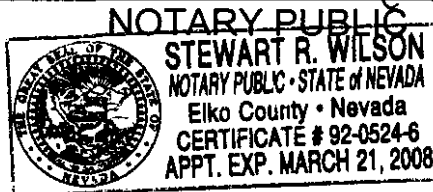
DATED: December 20, 2004

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.





04120322.jas.dlm  
December 20, 2004

BOOK 402 PAGE 298

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

**EXHIBIT A  
DIAMOND VALLEY**

**REAL PROPERTY:**

**Township 20 North, Range 53 East, MDB&M**

Section 2:     Lots 7 and 8, S½NE¼; SE¼  
Section 10:    E½  
Section 11:    N½

**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, vested water rights, permitted water rights and certificated water rights, and specifically Application Nos. 18988, 18989, 20479, 20478, 19324, 22937, 34950 and Permit No. 18975, issued by the State Engineer's Office of the State of Nevada, and 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 real property, or any part thereof, or used or enjoyed in connection therewith.

04120361.jas.wpd  
December 20, 2004

**194754**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 07-330-25  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 194754  
Book: 402 Page: 297-299  
Date of Recording: 12-27-04  
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/Wind       |
| 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:

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

\$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1, 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

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_