

APN 007-140-29

Send Recorded Document to:  
FRED L. ETCHEGARAY  
JOHN J. ETCHEGARAY  
P. O. Box 477  
Eureka, Nevada 89316

BOOK *403* PAGE *248-250*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2005 JAN 19 PM 2:18

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES *16<sup>00</sup>*

**195006**

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 22 day of December,  
2004, by and between LUCILLE TALLCOTT, a single person, party of  
the first part, and hereinafter referred to as "Grantor", and  
FRED L. ETCHEGARAY and JOHN J. ETCHEGARAY, a Nevada partnership,  
party of the second part and hereinafter referred to as  
"Grantee";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the  
sum of Ten Dollars (\$10.00) lawful money of the United States of  
America, and other good and valuable considerations, the receipt  
whereof is hereby acknowledged, does hereby grant, bargain and  
sell unto said Grantee, and to its heirs and assigns forever, the  
following described lots, pieces or parcels of land situate,  
lying and being in the County of Eureka, State of Nevada, and  
bounded and particularly described as follows, to-wit:

PARCEL 1

The E1/2 of Section 8, Township 22 North,  
Range 54 East, M.B.D. & M.

Consisting of 320 acres more or less.

PARCEL 2

SE1/4 NW1/4 and the E1/2 SW1/4 Section 8,  
Township 22 North, Range 54 East

Consisting of 120 acres more or less.

TOGETHER WITH any and all water rights,  
wells, pumps, ditches, canals and any  
other appurtenances.

Including any and all mineral rights.

TOGETHER WITH ALL AND SINGULAR, the tenements,  
hereditaments and appurtenances thereunto belonging and in  
anywise appertaining, and the reversion and reversions, remainder  
and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said  
premises together with the appurtenances, unto the said Grantee,  
and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set  
her hand the day and year first above written.

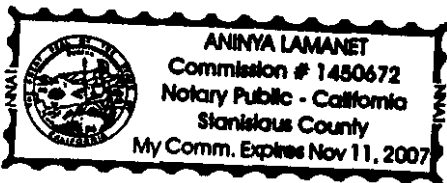
*Lucille Tallcott*  
\_\_\_\_\_  
LUCILLE TALLCOTT

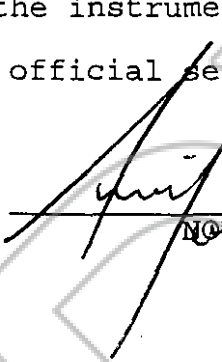
STATE OF CALIFORNIA,        )  
  : ss.  
County of Stanislaus.        )

On this 22nd day of Dec., 2004, before me,  
a Notary Public, in and for the State of California, personally  
appeared LUCILLE TALLCOTT, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person whose  
name is subscribed to the within instrument and acknowledged to

me that she executed the same in her authorized capabilities, and that by her authorized capabilities, and that by her signature on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

**195006**

BOOK 403 PAGE 250

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 007-149-29  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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'l/Ind'l    |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> Other _____             |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>195006</u>
Book <u>403</u>	Page: <u>248-250</u>
Date of Recording:	<u>1-18-05</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$220,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$220,000.00  
 Real Property Transfer Tax Due \$858.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: Lucille Tallcott Capacity: Seller  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Lucille Tallcott  
 Address: 1709 Vivian Road  
 City: Modesto  
 State: CA Zip: 95358

Print Name: Fred L. Etchegaray, John J. Etchegaray Pt  
 Address: P. O. Box 477  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Company of Nevada File Number: 152-2166769 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 451049  
 City: Ely State: NV Zip: 89315

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>195006</u>
Book	<u>403</u> Page <u>248-258</u>
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Notes:	_____

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Signature: *John J. Etchegaray*  
 Signature: *Lucille Tallcott*

Capacity: \_\_\_\_\_  
 Capacity: *Buyer*

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Lucille Tallcott  
 Address: 1709 Vivian Road  
 City: Modesto  
 State: CA Zip: 95358

Print Name: Fred L. Etchegaray, John J. Etchegaray Pt  
 Address: P. O. Box 477  
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