

A.P.N: 008-320-02

**RECORDING REQUESTED BY:**

Stewart Title Company of  
Northeastern Nevada  
810 Idaho Street  
Elko, Nevada 89801

BOOK 407 PAGE 162-164  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2005 FEB 23 PM 12:48

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16-8

**196384**

**SEND TAX STATEMENTS TO:**

Grantee at address stated below

*When recorded Mail to Grantee Below*

*05210200*

## GRANT, BARGAIN AND SALE DEED

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

**Grantor:** Fish Creek Ranch, LLC, a Nevada limited liability company  
**Address:** Eureka, Nevada 89316  
**Grantee:** Farrell Jackson  
**Address:** P.O. Box 1649  
Oakdale, CA 95361

**Taking title as:** Trustee of the Wallace G. Morrow and Patricia J. Morrow Irrevocable 1996 Trust.

**Estate conveyed:** Fee simple.

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

**Legal description of property conveyed:**

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: N1/2NE1/4;

**TOGETHER WITH** all buildings and improvements situate thereon.


**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.

**TOGETHER WITH** all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

Dated this \_\_\_\_ day of February, 2005

**GRANTOR:**

Fish Creek Ranch, LLC, a Nevada limited liability company

By:   
Title: \_\_\_\_\_

[NOTARIZATION ON NEXT PAGE]

WILSON AND BARROWS, LTD.  
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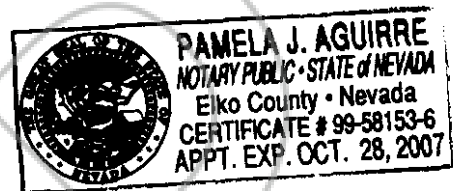
Page 2 of 3

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

This instrument was acknowledged before me on February 18,  
2005, by Leah K. Case as Managing Member of Fish Creek Ranch, LLC,  
a Nevada limited liability company.

  
NOTARY PUBLIC

05020171.dlm  
February 7, 2005



**196384**

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

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BOOK 407 PAGE 164

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 008-110-03  
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

\$ 152,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

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

Transfer Tax Value

\$ 152,000.00

Real Property Transfer Tax Due:

\$ 592.80

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_  
\_\_\_\_\_

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

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

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: Fish Creek Ranch, LLC  
Address: P.O. Box 864  
City/State/Zip: Eureka, NV 89316

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: Farrell Jackson, Trustee  
Address: P.O. Box 1649  
City/State/Zip: Oakdale, CA 95361

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05210200  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

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

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 196384

Book: 407 Page: 162-164

Date of Recording: 2/23/05

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

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

Signature: Farrell Jackson Capacity: Trustee

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