

A.P.N: 008-320-02

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

RECORDING REQUESTED BY:

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

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

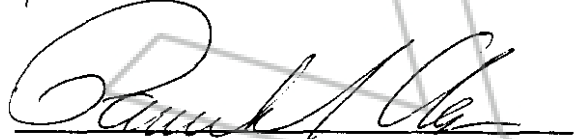
By: *[Signature]*
Title: _____

[NOTARIZATION ON NEXT PAGE]

WILSON AND BARROWS, LTD.
ATTORNEYS AT LAW
442 Court St.
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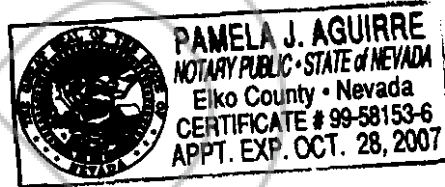
STATE OF NEVADA,)
) ss.
COUNTY OF Elko .)

This instrument was acknowledged before me on February 18, 2005, by Leathack 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

Page 3 of 3

BOOK 407 PAGE 164

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 008-110-03
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>196384</u>
Book:	<u>407</u> Page: <u>162-164</u>
Date of Recording:	<u>2/23/05</u>
Notes:	_____

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

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Signature: _____ Capacity: _____

Signature: Farrell Jackson Capacity: Trustee

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