

Mail Tax Statements to:

When recorded mail to: *gaster*
9 Sharon Dr.
Wellington, Nevada 89446

APN: 007-210-37

BOOK *407* PAGE *190-192*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart & Co
2005 FEB 25 PM 1:24

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

196391

05210299

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the *22nd* day of *February*, 2005, by and between, NEVADA FEED AND CATTLE COMPANY, a Nevada Corporation ("Grantor"); and ROGER B. ALLEN and JUDY B. ALLEN, husband and wife as joint tenants, ("Grantees").

WITNESSETH:

That the Grantor, for good and valuable consideration, to it in hand paid by Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees and to their heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: SE1/4;

EXCEPTING THEREFROM fifty percent (50%) of all gas, oil, and mineral rights lying in and under said land as reserved by MARIA TERESA LABARRY, et al., in deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: Lot 1; SW1/4

EXCEPTING FROM Lot 1 and SW1/4 of said Section 36, all oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded November 26, 1963, in Book 2, Page 8, Official Records, Eureka County, Nevada.

MICHAEL SHURTZ, CHARTERED
461 5th Street., Suite 2, Elko, Nevada 89801
(775) 738-3383 (775) 753-7101 (fax)

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: Lots 2, 3, 4; N1/2N1/2;

EXCEPTING THEREFROM all that portion of said land conveyed to JERRY LAVERNE MACHACEK and TRINA LYNN MACHACEK, by Deed recorded September 28, 1981, in Book 98, Page 147, Official Records, Eureka County, Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: Beginning at the NW1/4 corner thereof,

THENCE South 0° 10' 24" West 659.94 feet;

THENCE North 45° 05' 22" East, 934.75 feet to the North section line boundary,

THENCE West 660.00 feet to the point of beginning.

TOGETHER WITH all mineral rights owned by the Grantor, if any.

TOGETHER WITH 3 irrigation pivots, motors, and equipment attached to the property described herein.

TOGETHER WITH one equipment building, one scale, and existing corrals located on the property described herein.

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, stock watering, domestic or any use, including but not limited to the following:

Well Permit Numbers:	18621, 18622, 22551, 44621
Water Permit No. 26706:	Minoletti Creek
Water Permit No. 26707:	Preston Creek
Water Permit No. 26708:	Cottonwood Creek
Water Permit No. 26658:	Hildebrand Creek
Water Permit No. 26659:	Torre Creek

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.


MICHAEL SHURTZ, CHARTERED
461 5th Street., Suite 2, Elko, Nevada 89801
(775) 738-3383 (775) 753-7101 (fax)

TOGETHER WITH any and all buildings and improvements situate thereon.

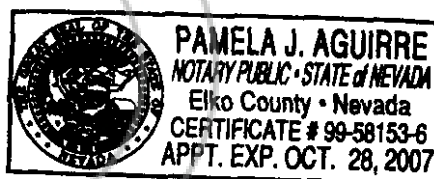
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto Grantees and to their assigns, heirs, executors, administrators and assigns of them, forever.

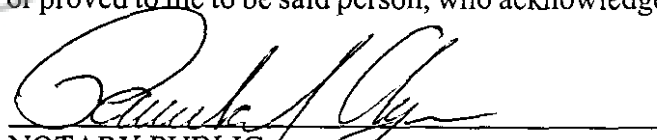
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand as of the day and year first hereinabove written.


MICHAEL E. NICHOLSON, PRESIDENT
NEVADA FEED AND CATTLE COMPANY
a Nevada Corporation.

STATE OF NEVADA)
 :SS
COUNTY OF ELKO)



On this 29th day of February, 2005, personally appeared before me, a Notary Public, MICHAEL E. NICHOLSON, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.


NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 007-210-37
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: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 196391
Book: 407 Page: 190-192
Date of Recording: 2/25/05
Notes: _____

3. Total Value/Sales Price of Property

\$ 665,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 665,000.00

Real Property Transfer Tax Due:

\$ 2,593.50

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: NEVADA FEED AND CATTLE COMPANY
Address: P.O. Box 896
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Roger B. Allen
Address: 9 Sharon Drive
City/State/Zip: Wellington, NV 89446

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05210299
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 007-210-37
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: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 196391

Book: 407 Page: 190-192

Date of Recording: 2/25/05

Notes: _____

3. Total Value/Sales Price of Property

\$ 665,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 665,000.00

Real Property Transfer Tax Due:

\$ 2,593.50

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: _____ Capacity: _____

Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(required)

Print Name: NEVADA FEED AND CATTLE COMPANY

Address: P.O. Box 896

City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Roger B. Allen

Address: 9 Sharon Drive

City/State/Zip: Wellington, NV 89446

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05210299

Address: 810 Idaho Street

City/State/Zip: Elko, Nevada 89801

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