

Mail Tax Statements to:  
*When recorded mail to Grantee*  
P.O. Box 842  
Fallon, NV 89407

APN: 007-440-02

BOOK *407* PAGE *238-240*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Lutz*  
2005 MAR -2 AM 9:43

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

**196413**

*05210295*

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the *17<sup>th</sup>* day of *February*, 2005, by and between, RAYMOND HODSON and MARY JANE HODSON, husband and wife, ("Grantors"); and MARK MOYLE FARMS, LLC., ("Grantees").

**WITNESSETH:**

That the Grantors, 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 22 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 19: LOTS 1, 2, 3, and 4; E1/2W1/2; *CS*

EXCEPTING THEREFROM all the oil and gas, reserved in Patent executed by the UNITED STATES OF AMERICA, recorded April 29, 1963, in Book 26, Page 420, Deed Records, Eureka County, Nevada.

TOGETHER WITH all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structure, measuring devises, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all

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

stock water equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvement on said land.

SUBJECT TO THAT certain reservation and exception contained in the Grant Deed to Community Property with Right of Survivorship executed by Dorothy L. Moyle, a widow, as Grantor, and recorded on August 24, 1994, in Book 274, Page 366, as File No. 154811, in the official records of Eureka County, Nevada, which states as follows:

“EXCEPTING THEREFROM a life estate to the Grantor in a one (1) acre parcel where the Grantor’s residence, pump house, and garage are located.”

FURTHER EXCEPTING THEREFROM and reserving to the Grantors or their survivor, a life estate in that certain portion of real property described above upon which the Grantors’ personal residence and personal property are located. This life estate is for the Grantors’ use only as a personal residence and activities associated with such residential use. The term of this life estate shall not extend beyond the death of the survivor of the Grantors or the abandonment being defined as a failure to reside upon the premises for sixty consecutive days, whichever comes first. The Grantors agree to pay all real and personal property taxes or assessments levied on the real and personal property where they reside. If Grantors fail to pay the taxes within thirty days of the date they are furnished with a copy of the tax bills therefore, the Grantee shall be free to proceed with payment of such taxes, the Grantors’ life estate shall terminate and the Grantors’ shall vacate the premises.  
on the property described herein.

**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.

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(775) 738-3383 (775) 753-7101 (fax)

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

first hereinabove written.

*Raymond Hodson*  
RAYMOND HODSON

*Mary Jane Hodson*  
MARY JANE HODSON

STATE OF NEVADA )  
  ):SS  
COUNTY OF ELKO )

On this 17 day of February, 2005, personally appeared before me, a Notary Public, RAYMOND HODSON, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

*Clarisse Herrera*  
NOTARY PUBLIC

STATE OF NEVADA )  
  ):SS  
COUNTY OF ELKO )



On this 17 day of February, 2005, personally appeared before me, a Notary Public, MARY JANE HODSON, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

*Clarisse Herrera*  
NOTARY PUBLIC



**196413**

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BOOK 407 PAGE 240

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 007-440-02  
 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.:	<u>196413</u>
Book:	<u>407</u> Page: <u>238-240</u>
Date of Recording:	<u>3-2-05</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 212,500.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 212,500.00  
 Real Property Transfer Tax Due: \$ 828.75

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: *Raymond Hodson* 02-17-05 Capacity: Seller  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Raymond Hodson  
 Address: P.O. Box 143  
 City/State/Zip: Eureka, NV 89316

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: Mark Moyle Farms, LLC  
 Address: P.O. Box 842  
 City/State/Zip: Fallon, NV 89407

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05210295  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, Nevada 89801

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Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Signature: Mark Moyle Capacity: Buyer

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(required)

Print Name: Raymond Hodson  
 Address: P.O. Box 143  
 City/State/Zip: Eureka, NV 89316

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(required)

Print Name: Mark Moyle Farms, LLC  
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