

APN: 007-210-15

When recorded mail to:
Send Tax Statement to: Luke and Bonnitta Yoder
HC 62 Box 147
Eureka, NV 89316

BOOK 408 PAGE 321-323
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Lobb
2005 MAR 29 PM 1:26

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

04213015

196677

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 17 day of Debr, 2005,
by and between ELSIE M. GROSCH, Grantor; and LUKE G. YODER and BONNITTA YODER,
Husband and Wife, as joint tenants, Grantees;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful,
current money of the United States of America, to her in hand paid by the said Grantees, the receipt
whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm
unto the said Grantees, as joint tenants with right of survivorship, and not as tenants in common, and
to the heirs, successors and assigns of the survivor forever, all that certain real property situate, lying
and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 21 North, RANGE 53 East, M.D.B&M.

Section 35: NW¼; N½SW¼; Lots 1 and 2;

EXCEPTING THEREFROM all the oil and gas in the land so patented as reserved
by the United States of America in Patent recorded June 17, 1964, in Book 4, Page
255, Official Records, Eureka County, Nevada.

TOGETHER WITH all wells, pumps and motors.

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.

TOGETHER WITH any and all buildings and improvements situate thereon.

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

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantees, and to the survivor forever.

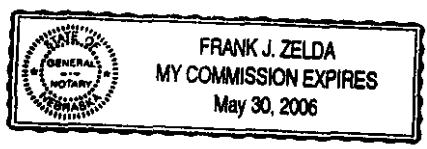
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

Elsie M. Grosch
ELSIE M. GROSCH
William J. ...
Sharon K. Cuba Attorney

Nebraska
STATE OF NEVADA)
COUNTY OF Platte) SS.

On this 17 day of July, 2005, personally appeared before me, a Notary Public, ELSIE M. GROSCH, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument.

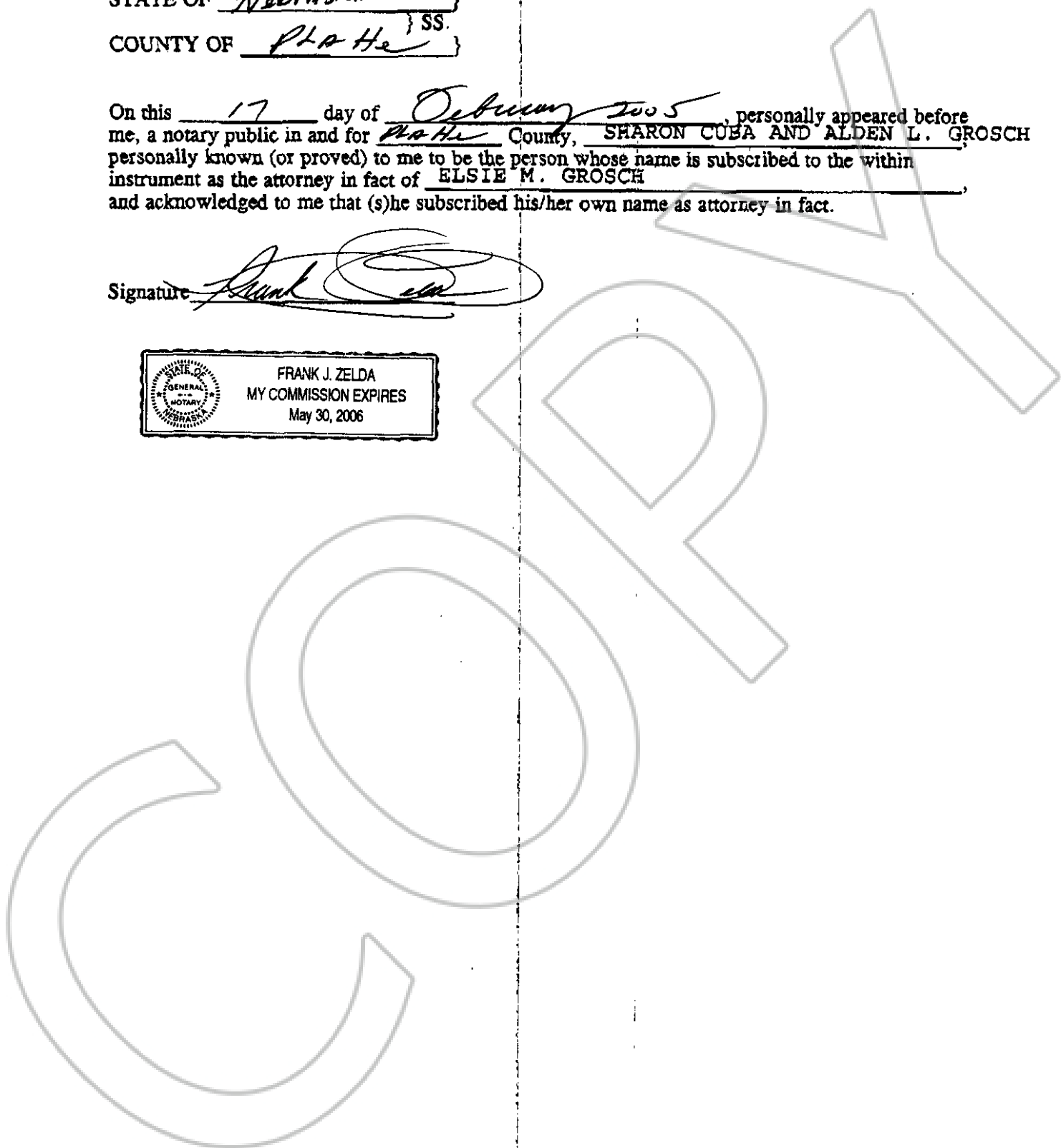
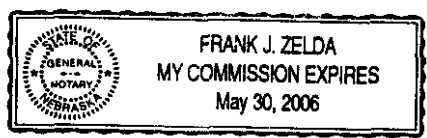
[Signature]
NOTARY PUBLIC



STATE OF Nebraska
COUNTY OF Platte } SS.

On this 17 day of February 2005, personally appeared before me, a notary public in and for Platte County, SHARON COBA AND ALDEN L. GROSCH, personally known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of ELSIE M. GROSCH, and acknowledged to me that (s)he subscribed his/her own name as attorney in fact.

Signature [Handwritten Signature]



196677

BOOK 408 PAGE 323

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 007-210-15
 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>196677</u>
Book:	<u>408</u> Page: <u>321-323</u>
Date of Recording:	<u>3/29/05</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 250,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 250,000.00
 Real Property Transfer Tax Due: \$ 975.00

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: Bonnette Yoder Capacity: _____

Signature: Luke G. Yoder Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Elsie M. Grosch
 Address: 225 South 4th Street
 City/State/Zip: NE 68763

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Luke G. Yoder
 Address: HC 62 Box 147
 City/State/Zip: Eureka, NV 89316

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04213015
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

STATE OF NEVADA DECLARATION OF VALUE

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Signature: Elsie M. Grosch by Stewart K. Cuba Capacity: Power of Attorney
 Signature: Alvin S. Smith Capacity: _____

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 City/State/Zip: NE 68763

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