

A.P.N: 07-440-011

**RECORDING REQUESTED BY:**

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

**SEND TAX STATEMENTS TO:**

Grantee at address stated below

04012754-21

BOOK 408 PAGE 400-402  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2005 APR 11 AM 8:42

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

**196701**

## 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:** Burnham Farms, LLC,  
a Nevada limited-liability company

**Address:** HC 62 Box 62153  
Eureka, Nevada 89316

**Grantee:** Eureka Livestock, LLC,  
a Nevada limited-liability company

**Address:** 16249 Winfield Ave.  
Bakersfield, CA 93314

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

☐ TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 27: E1/2W1/2; W1/2E1/2;

**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.

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

BOOK 408 PAGE 400


**TOGETHER WITH** all water, water rights, rights to the use of water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, now or hereafter used or enjoyed in connection therewith, for irrigation stockwatering, domestic or any other use, or for the drainage of all or any part of the real property, together with all rights and ownership in any water stock owned in connection with the rights to receive water for use upon or in connections with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, including the following numbered permits: 44604, 44605, 44606, 44607, 44609 and 44610.

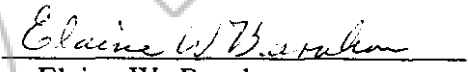
**RESERVING** unto Seller all of Seller's right, title and interest in oil, gas and mineral rights upon or within the above-described property.

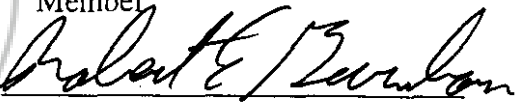
Dated this 30 day of March, 2005.

**GRANTOR:**

**Burnham Farms, LLC,**  
a Nevada limited liability company

by:   
Carol T. Burnham  
Member

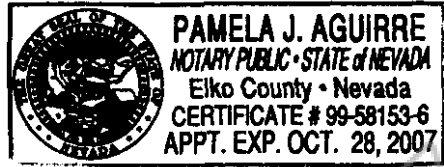
by:   
Elaine W. Burnham  
Member

by:   
Robert E. Burnham  
Member

[Notary on Next Page]

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

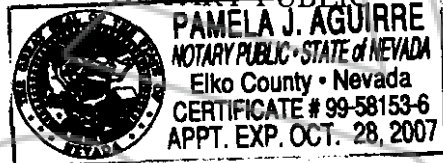
STATE OF NEVADA, )  
 ) ss.  
COUNTY OF Elko )



This instrument was acknowledged before me on March 30, 2005, by  
Carol T. Burnham.

  
NOTARY PUBLIC

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

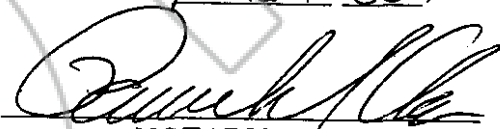


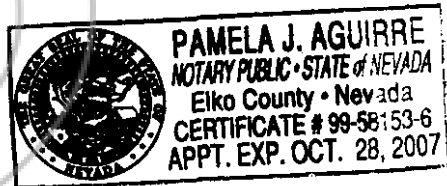
This instrument was acknowledged before me on April 1, 2005, by  
Elaine W. Burnham.

  
NOTARY PUBLIC

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

This instrument was acknowledged before me on March 30, 2005, by  
Robert E. Burnham.

  
NOTARY PUBLIC



05030773.dlm  
March 28, 2005

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

196701

BOOK 408 PAGE 402

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 07-440-011
- 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) \_\_\_\_\_ Agricultural
- h) \_\_\_\_\_ Mobile Home
- i) Other: \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>196701</u>
Book:	<u>408</u>
Page:	<u>400-402</u>
Date of Recording:	<u>4-11-05</u>
Notes:	_____

3. Total Value/Sales Price of Property

\$ 210,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

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

Transfer Tax Value

\$ 210,000.00

Real Property Transfer Tax Due:

\$ 819.00

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: James E. Keirney Capacity: \_\_\_\_\_  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Burnham Farms, LLC.  
Address: HC 62, Box 153  
City/State/Zip: Eureka, NV 89316

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

Print Name: Eureka Livestock LLC.  
Address: 16249 Winfield Avenue  
City/State/Zip: Bakersfield, CA 93314

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04012754-21  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 07-440-011  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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Document/Instrument No.:	<u>196701</u>
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 f) \_\_\_\_\_ Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural  
 h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 210,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 210,000.00  
 Real Property Transfer Tax Due: \$ 819.00

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Signature: [Signature] Capacity: owner, manager  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Burnham Farms, LLC.  
 Address: HC 62, Box 153  
 City/State/Zip: Eureka, NV 89316

**BUYER (GRANTEE) INFORMATION**  
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Print Name: Eureka Livestock LLC.  
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