

BOOK 413 PAGE 197-199  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2005 MAY 19 AM 8:52

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

**198499**

A.P.N: 006-200-08

**WHEN RECORDED RETURN TO:**

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

**SEND TAX STATEMENTS TO:**

Grantee at address stated below

05220523

**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:** Diamond Cattle Company, LLC, a Nevada limited liability company

**Grantee:** Michel Etcheverry, Surviving Trustee of the Etcheverry Family  
Trust dated June 14, 1990

**Address:** 7933 Calloway Drive  
Bakersfield, CA 93314

**Estate conveyed:** Fee simple

**Legal description of property conveyed:**

☒ Township 25 North, Range 51 East, MDB&M

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM one-half of all minerals, oil or gas,  
lying in or under said land, as reserved by Charles Damele

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

et al, in deed recorded January 20, 1972, in Book 41, Page 318, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all coal, oil, gas, hydrocarbons, geothermal products, and minerals, whether hydrocarbon or not, or metallic or not, of every name and nature whatsoever, whether common or unique, and whether now known or unknown, lying in or under said land, as reserved by Filbert G. Etcheverry et ux, et al, in deed recorded November 27, 1995, in Book 289, Page 602, and re-recorded February 1, 1996, in Book 293, Page 234, Official Records, Eureka County, Nevada.

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.

DATED this 20 day of April, 2005.

**GRANTOR:**

DIAMOND CATTLE COMPANY, LLC,  
a Nevada limited liability company

By:   
Title: Martin Etcheverry/Member

By:   
Title: Mark Etcheverry/Member

WILSON AND BARROWS, LTD.  
ATTORNEYS AT LAW  
442 COURT ST.  
ELKO, NEVADA 89801

STATE OF California )  
COUNTY OF Kern ) ss.

On April 20, 2005, personally appeared before me, a Notary Public,  
Martin Etcheverry personally known (or proved) to me to be the  
person whose name is subscribed to the above instrument who acknowledged that he  
executed the above instrument as Member of Diamond Cattle Company,  
LLC, a Nevada limited liability company.

Kelley A. Barrett  
NOTARY PUBLIC

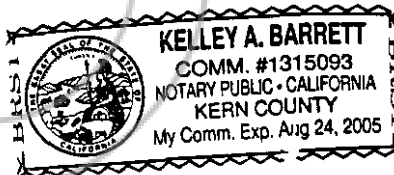
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05040012.jas.bjp  
April 13, 2005



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

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 006-200-08  
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: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 320,500.00

Deed in Lieu of Foreclosure Only (Value of Property)

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

Transfer Tax Value

\$ 320,500.00

Real Property Transfer Tax Due:

\$ 1249.95

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: *Martin Etcheverry* Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: Diamond Cattle Company, LLC,  
Address: 7933 Calloway Drive  
City/State/Zip: Bakersfield, CA 93314

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: Etcheverry Family Trust  
Address: 7933 Calloway Drive  
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.: 05220523  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

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

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument No.: 198499

Book: 413 Page: 197-199

Date of Recording: 5-19-05

Notes: \_\_\_\_\_  
\_\_\_\_\_

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Signature: [Signature] Capacity: \_\_\_\_\_

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