

Mail Tax Statements to:  
Colleen Watson  
P.O. Box 21172  
Crescent Valley, NV 89821

BOOK *418* PAGE *245-248*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Colleen Watson*  
2005 AUG -5 PM 1:36  
EUREKA COUNTY, NEVADA  
M.N. REGALEATI, RECORDER  
FILE NO. FEES *17.00*

**200241**

APN: 002-032-23

**GRANT DEED**

**FOR CONSIDERATION RECEIVED, MICHAEL E. MILLER**, Grantor, grants, bargains and sells to **COLLEEN WATSON**, Grantee, and the heirs and assigns of the Grantee, forever, the property located in Crescent Valley, County of Eureka, State of Nevada, described as follows:

Lot 22 Block 12, of CRESCENT VALLEY RANCH & FARMS  
UNIT NO. 1, as per map recorded in the office of the County  
Recorder of Eureka County, Nevada as File No. 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof, and, specifically, all right, title, and interest, if any, of grantor of, in, and to any streets, alleys, highways, and roads abutting the above-described premises to the center lines thereof.

**TO HAVE AND TO HOLD** the property with the appurtenances to the Grantee and to the heirs and assigns of the Grantee, forever.

SIGNED this 3 day of 8, 2005.

**GRANTOR:**

*Clyde G. Hieb*  
**CLYDE G. HIEB**, as Attorney-in-Fact  
for **MICHAEL E. MILLER**

**DAVID D. LOREMAN, CHARTERED**  
993 COURT STREET  
PO BOX 250  
ELKO, NEVADA 89803

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STATE OF NEVADA )

: SS.

COUNTY OF ELKO )

This instrument was acknowledged before me on August 3, 2005, by  
**CLYDE G. HIEB**, as Attorney-in-Fact for **MICHAEL E. MILLER**.

  
NOTARY PUBLIC



**MAIL TAX STATEMENTS TO:**

Colleen Watson  
PO Box 211172  
Crescent Valley, NV 89821

**DAVID D. LOREMAN, CHARTERED**  
993 COURT STREET  
PO BOX 250  
ELKO, NEVADA 89803

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514661  
FEE 15<sup>00</sup> FILE #  
REQUEST OF

2004 FEB 23 PM 2:43

Clyde G. Hieb  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

**LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **MICHAEL E. MILLER**, of 352 Third Street, Crescent Valley, County of Eureka, State of Nevada, 89821, have made, constituted and appointed, and by these presents do make, constitute and appoint, **CLYDE G. HIEB, SR.**, of 293 Ryndon, Unit 7, Elko, Nevada, County of Elko, State of Nevada, 89801, my true and lawful attorney, for me and in my name, place and stead, and for my use and benefit, to rent out, lease out, negotiate to sell, contract to sell, sell, and/or convey that real property owned by me in Crescent Valley, County of Eureka, State of Nevada, and more specifically described as **LOT 22, BLOCK 12, CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1**, as recorded, and appurtenances thereto, under such terms and conditions and under such covenants, as he shall think fit, and also for me and in my name and as my act and deed, to sign, seal, execute, deliver and acknowledge such contracts, leases, and/or deeds; and to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, or interests, which shall thereafter become due, owing, payable or belonging to me associated with the rental, lease, or sale of said real property, and to use and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, arrests, distress or otherwise, and to compromise and agree for the same.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my said attorney, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of these presents.

**BRIAN D. GREEN**  
ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801  
TELEPHONE (775) 738-2737

**MICHAEL E. MILLER**  
LIMITED POWER OF ATTORNEY

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This Power Of Attorney is not affected by the subsequent disability of the principle or upon completion of the purpose thereof.

WITNESS my hand set unto, this 6<sup>th</sup> day of November, 2003.

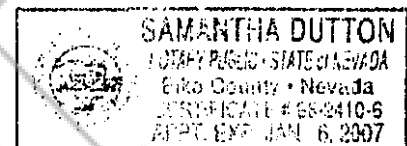
  
MICHAEL E. MILLER

STATE OF NEVADA)

: ss.

COUNTY OF ELKO)

On this 6<sup>th</sup> day of November, 2003, personally appeared before me, a Notary Public, MICHAEL E. MILLER, who acknowledged that he executed the foregoing LIMITED POWER OF ATTORNEY.



  
Notary Public

My commission expires on: January 6, 2007

BRIAN D. GREEN  
ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801  
TELEPHONE (775) 738-2737

MICHAEL E. MILLER  
LIMITED POWER OF ATTORNEY

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200241

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# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 2002-032-23  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 200241  
Book: 418 Page: 245-248  
Date of Recording: 8/5/05  
Notes: \_\_\_\_\_

## 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

18,000

\$

\$

70.20

## 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Colleen Watson Capacity buyer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Colleen Watson  
Address: PO Box 21172  
City: Crescent Valley  
State: NV Zip: 89821

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)