

A.P.N. # 007-380-65

R.P.T.T. \$ 87.75

ESCROW NO. 06210301

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
Same as below

BOOK **433** PAGE **49-56**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2006 MAR 10 AM 8:54

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES **46.00**

203893

WHEN RECORDED MAIL TO:
Grantee
HC 62-Box 62195
Eureka, NV 89316

(Space Above for Recorder's Use Only)

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JERRY R. MARTIN, TRUSTEE OF THE JERRY R. MARTIN 1994 TRUST,
JOHN T. O'FLAHERTY and BECKY O'FLAHERTY, husband and wife,
and CURTIS P. HAYWARD, an unmarried man
hereby grants, bargains and sells to
Owen Miller and Cheryl Miller, husband and wife as joint
tenants

That certain real property situated in the County of **Eureka** State of **NV**
more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PARTY HEREOF

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights,
if any thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 17th day of February

THE JERRY R. MARTIN 1994 TRUST

Jerry R. Martin
BY: Jerry R. Martin, Trustee

John T. O'Flaherty

Becky O'Flaherty

Curtis P. Hayward

(One Inch Margin on all sides of Document for Recorder's use Only)

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BY: Jerry R. Martin, Trustee

John T. O'Flaherty

Becky O'Flaherty

Curtis P. Hayward
Curtis P. Hayward

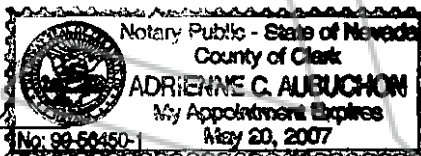
(One Inch Margin on all sides of Document for Recorder's use Only)

STATE OF Nevada)
) SS.
COUNTY OF Clark)

This instrument was acknowledged before me on February 17, 2006 by
JERRY R. MARTIN.

WITNESS my hand and official seal.

Signature Adrienne C. Aubuchon
Notary Public



STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
JOHN T. O'FLAHERTY AND BECKY O'FLAHERTY.

WITNESS my hand and official seal.

Signature _____
Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
CURTIS P. HAYWARD.

WITNESS my hand and official seal.

Signature _____
Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
JERRY R. MARTIN.

WITNESS my hand and official seal.

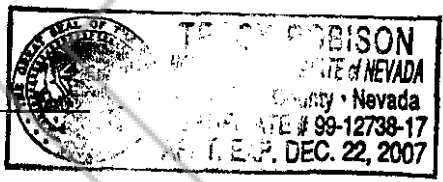
Signature _____
Notary Public

STATE OF Nevada)
) SS.
COUNTY OF White Pine)

This instrument was acknowledged before me on March 6, 2006 by
JOHN T. O'FLAHERTY AND BECKY O'FLAHERTY.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*
Notary Public



STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
CURTIS P. HAYWARD.

WITNESS my hand and official seal.

Signature _____
Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
JERRY R. MARTIN.

WITNESS my hand and official seal.

Signature _____
Notary Public

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
JOHN T. O'FLAHERTY AND BECKY O'FLAHERTY.

WITNESS my hand and official seal.

Signature _____
Notary Public

STATE OF N.M.)
) SS.
COUNTY OF Bernal)

This instrument was acknowledged before me on Feb 21-2006 by
CURTIS P. HAYWARD.

WITNESS my hand and official seal.

Signature [Signature]
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 06210301

The land referred to herein is situated in the State of Nevada, County of Eureka described as follows:

Parcel 4 as shown on that certain Parcel Map for JERRY R. MARTIN, JOHN T. and BECKY O'FLAHERTY and CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land conveyed to OWEN J. MILLER and CHERYL MILLER, husband and wife, by deed recorded February 7, 2005, in Book 406, Page 270, Official Records, Eureka County, Nevada, more particularly described as follows:

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.B.D.&M., more particularly described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.,

Thence N. 88° 12' 43" E., along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence S. 88° 12' 43" W., along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

FURTHER EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978,
Continued on next page

ESCROW NO.: 06210301

in Book 65, Page 317, Official Records, Eureka County, Nevada.

Book 406 Pg 270

COPY

203893

-2-

BOOK 433 PAGE 056

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 007-380-65
 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: _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>203893</u>
Book:	<u>433</u> Page: <u>49-56</u>
Date of Recording:	<u>3/10/06</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 22,500.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 22,500.00
 Real Property Transfer Tax Due: \$ 87.75

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: Jerry R. Martin Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)
 Print Name: Jerry R. Martin, Trustee
 Address: P.O. Box 990
 City/State/Zip: Las Vegas, NV 89125-0990

BUYER (GRANTEE) INFORMATION

(required)
 Print Name: Owen Miller
 Address: HC 62-Box 62195
 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.: 06210301
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
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 Date of Recording: 3-10-06
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Signature: [Signature] Capacity: _____
 Signature: [Signature] Capacity: _____

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 (required)
 Print Name: Jerry R. Martin, Trustee
 Address: P.O. Box 990
 City/State/Zip: Las Vegas, NV 89125-0990

BUYER (GRANTEE) INFORMATION
 (required)
 Print Name: Owen Miller
 Address: HC 62-Box 62195
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