

APN: 007-430-06

Send Tax Bill To:
when recorded mail to:

Grantee: J.J. Goicoechea
P.O. Box 6018
Eureka NV 89316

BOOK 443 PAGE 107-109
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Little
2006 SEP 29 PM 3:23

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 41.00

206290

00212148

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 14 day of Sept., 2006,

by and between RUBY HILL RANCH, LLC, a Nevada Limited Liability Company, Grantor; and
J.J. GOICOECHEA, an unmarried man, Grantee;

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 it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to successors and assigns of the Grantee forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 4, as shown on that certain Parcel Map for RUBY HILL RANCH, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Lot 4, Section 21, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in Patent recorded September 21, 1964, in Book 5, Page 582, File No. 40307, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM ½ (one-half) mineral rights, oil or gas owned by EDWIN C. BISHOP and LETA B. BISHOP lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided twenty-five (25%) in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART by deed recorded May 2, 1994 in Book 268, Page 463 and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

TOGETHER WITH any and 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.

RESERVING any and all water and water rights therefrom.

SUBJECT TO all rights of way, easements, assessments, reservations and restrictions of record.

FURTHER SUBJECT TO the requirement that Grantee shall apply for membership in, shall obtain water from and shall make payment to the Devil's Gate General Improvement District 2 for all water usage on the premises. Grantee shall install any additional infrastructure for water service to Lot 4, as well as any infrastructure which shall be necessary for continued service to his existing property, Lot 3. Grantee has waived any claim against Grantor associated with the historical water agreement, and acknowledges receipt of a copy of the Agreement dated July 20, 2006 between the Grantor and Devil's Gate General Improvement District 2.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 007-430-06
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>206290</u>
Book:	<u>443</u> Page: <u>107-109</u>
Date of Recording:	<u>9-29-06</u>
Notes:	_____

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: _____

3. Total Value/Sales Price of Property \$ 15,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 15,000.00
 Real Property Transfer Tax Due: \$ 58.50

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: [Signature] Capacity: Member/Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)
 Print Name: Ruby Hill Ranch, LLC.,
 Address: 19 W. Hannum Blvd.
 City/State/Zip: Saginaw, MI 48602

BUYER (GRANTEE) INFORMATION

(required)
 Print Name: JJ Goicoechea
 Address: P.O. Box 618
 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.: 06212148
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

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Signature: _____ Capacity: _____

Signature: [Signature] Capacity: Buyer

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(required)

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