

When recorded, return to:  
John E. Marvel, Esq.  
PO Box 2645  
Elko, NV 89801  
Mail tax statements to:  
Mr. and Mrs. Jim Gallagher  
HC 62, Box 62143  
Eureka, NV 89316  
APN: 007-250-11; 007-250-016

**DOC # 0207293**  
12/11/2006 02:58 PM  
**Official Record**  
Recording requested By  
MORTGAGE SERVICE CENTER  
Eureka County - NV  
Mike Rebaleati - Recorder  
Fee: \$16.00 Page 1 of 3  
RPTT Recorded By: FES  
Book- 0449 Page- 0020



GRANT, BARGAIN AND SALE DEED

**THIS INDENTURE** is made and entered into this 29<sup>th</sup> day of Nov, 2006, by and between **JAMES E. GALLAGHER** and **SUSAN M. GALLAGHER**, husband and wife, "Grantors"; and **GALLAGHER FARMS, LLC**, a Nevada limited liability company, "Grantees."

**WITNESSETH:**

That the said Grantors, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantees, and its successors and assigns, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**TOGETHER WITH** any and all buildings, fixtures 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.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, and its successors and assigns.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

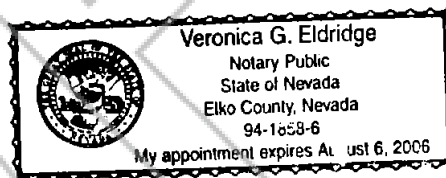
GRANTORS:

James E. Gallagher  
JAMES E. GALLAGHER  
Susan M. Gallagher  
SUSAN M. GALLAGHER

STATE OF NEVADA)  
                                  )SS.  
COUNTY OF ELKO          )

On November 29, 2006, personally appeared before me, a Notary Public, JAMES E. GALLAGHER and SUSAN M. GALLAGHER, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.

Veronica G. Eldridge  
NOTARY PUBLIC



## EXHIBIT "A"

### LEGAL DESCRIPTION

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

**PARCEL 1:**

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 4: Lots 1, 2 and 3; S1/2NE1/4; SE1/4NW1/4;

EXCEPTING THEREFROM all coal and other valuable minerals in  
Patent from the United States of America, recorded January 24,  
1956, in Book 24, of Deeds, at Page 501, Eureka County, Nevada.

**PARCEL 2:**

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 5: SE1/4;

EXCEPTING THEREFROM all the oil, gas, potash and sodium lying  
in and under said land as reserved by the United States of  
America, in Patent recorded February 5, 1968 in Book 22, Page  
160, Official Records, Eureka County, Nevada.

**TOGETHER WITH** all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, motors, pumping stations, pivots, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith.



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STATE OF NEVADA  
DECLARATION OF VALUE

(775) 738-6526  
JERRY D. REYNOLDS  
Elko County Recorder  
571 Idaho St., Rm. 103  
Elko, NV 89801-3770

1. Assessor Parcel Number (s)

- a) 001-250-11  
b) 001-250-016  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input 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 checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

3. Total Value/Sales Price of Property:

\$ 0

Transfer Tax Value:

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

Real Property Transfer Tax Due:

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

(TAX IS COMPUTED @ \$1.95 per \$500 value)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: (9)

b. Explain Reason for Exemption:

from individual to limited liability company

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 James E. Gallagher Capacity \_\_\_\_\_

Signature James E. Gallagher Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James & Susan Gallagher  
Address: HC 62 Box 62143  
City: Eureka  
State: NV Zip: 89316

Print Name: Gallagher Farms, LLC  
Address: HC 62 Box 62143  
City: Eureka  
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Marvel Kump, Ltd Escrow # \_\_\_\_\_

Address: PO Box 2645

City: Eureka State: NV Zip: 89316

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR  
Doc  
Boo  
Date  
Note

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