

DOC # 0207331

12/19/2006 11:11 AM

Official Record

Recording requested By
STEWART TITLE

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$18.00 Page 1 of 5
RPTT: \$2,620.80 Recorded By: FES
Book- 0449 Page- 0099



When recorded, return to:
Marvel & Kump, Ltd.
P.O. Box 2645
Elko, NV 89803
Mail tax statements to:
Mr. and Mrs. Jim Gallagher
HC 62, Box 62143
Eureka, NV 89316

APN: 007-200-10

06213003

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 7TH day of December 2006, by and between **TOMMYE J. PLASKETT**, Trustee under the Tommye J. Plaskett Family Trust, "Grantor"; and **J & T FARMS, LLC**, a Nevada limited liability company, "Grantees."

WITNESSETH:

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

SUBJECT TO all conditions, encroachments, codes, laws, zoning ordinances, restrictions and regulations, if any, which apply to the property.

SUBJECT TO all existing rights of way, easements, licenses, and privileges for highways, roads, trails, railroads, canals, ditches, flumes, conduits, pipe, pole, or transmission lines, telephone lines or cables, reservoirs, and dams, on, under, over, through or across said premises or any portion thereof.

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

SUBJECT TO Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

RESERVING AND EXCEPTING THEREFROM, HOWEVER, unto Grantor, its successors and assigns, all of Grantor's right, title, interest and estate in and to the oil, gas, coal and all other minerals and mineral deposits of whatever kind or nature, and all geothermal resources in any and every form, located within, on or beneath the surface of the Property, or any portion thereof, including the right to the use of so much of the surface thereof as may be required in prospecting or exploring for, locating, drilling, developing, mining, extracting, removing, producing and transporting said oil, gas, coal or any other minerals or mineral deposits and geothermal resources, irrespective of whether the surface estate may be damaged, consumed or depleted thereby, subject to reasonable compensation to the surface owner for any damage caused to the surface of the Property.

TOGETHER WITH all fences, corrals, hay barns, buildings and other improvements thereon.

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, including, without limitation, those water rights more particularly described on Exhibit "B" attached hereto and made a part hereof.

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 Grantee, and its successors and assigns forever.

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



0207331

Book 449 12/19/2006
Page 100 Page 2 of 5

GRANTOR:

TOMMYE J. PLASKETT FAMILY TRUST:

Tommye J. Plaskett
TOMMYE J. PLASKETT, Trustee

STATE OF NEVADA)
)SS.
COUNTY OF ELKO)

On NOV. 7, 2006, personally appeared before me, a Notary Public, **TOMMYE J. PLASKETT**, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument for and on behalf of said Trust.

Sarah Kivisto
NOTARY PUBLIC



EXHIBIT "A"

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

Section 5: Lots 1, 2, 3 and 4; S1/2NE1/4; S1/2NW1/4;
SW1/4;

EXCEPTING FROM Lots 3 and 4; S1/2NW1/4; SW1/4 of Section 5, all the oil and gas in the lands so patented as reserved by the United States of America in Patent recorded May 10, 1963 in Book 26, Page 431, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Lots 1 and 2; S1/2NE1/4 of Section 5, all the oil, gas, potash and sodium in the land so patented as reserved by the United States of America in Patent recorded February 5, 1968 in Book 22, Page 160, Official Records, Eureka County, Nevada.

EXHIBIT "B"

All those certain water rights duly filed with the State Engineer of the State of Nevada, more particularly described as follows:

Certificate of Appropriation of Water No. 6860 (Application No. 19014) for irrigation and domestic purposes

Certificate of Appropriation of Water No. 6745 (Application No. 19015) for irrigation and domestic purposes

Certificate of Appropriation of Water No. 6799 (Application No. 23808) for irrigation purposes

COPY

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-207331

12/19/2006 11:11 AM

Official Record

1. Assessor Parcel Number(s):

- a) 007-250-15
- b) (MASTER) 007-200-10
- c) _____
- d) _____

Recording requested By
STEWART TITLE

Eureka County - NV
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Page 1 of 2 Fee: \$18.00
Recorded By: FES RPTT: \$2,620.80
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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

\$ 672,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 672,000.00

Real Property Transfer Tax Due:

\$ 2,620.80

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: Tommye J. Plaskett Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Tommye J. Plaskett Family Trust
Address: P.O. Box 10
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION
(required)

Print Name: J & T FARMS, LLC
Address: HC 62 Box 62143
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.: 06213003
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 007-250-15
 b) (MASTER) 007-200-10
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FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book: _____ Page: _____
 Date of Recording: _____

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 c) _____ Condo/Townhouse d) _____ 2-4 Plex
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 g) XX Agricultural h) _____ Mobile Home
 i) Other: _____



DV-207331
12/19/2006

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(required)

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(required)

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