

APN 007-395-12
007-395-04

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$202.80 Recorded By FES
Book- 0466 Page- 0146

Sent Tax Statements to Grantee:
B. G. Tackett



TRUSTEE'S DEED

THIS INDENTURE, made this 8th day of November, 2007, by and between MARIANNE EARDLEY, as Trustee for the Bankruptcy Estate of COOPER & SONS, INC., a Nevada corporation, party of the first part, and B. G. TACKETT, a married man as his sole and separate property, party of the second part;

WITNESSETH:

WHEREAS, the first party sold to the second party the interest of the above bankruptcy estate in the hereinafter described real property; and

WHEREAS, on November 1, 2007, the United States Bankruptcy Court, District of Nevada, in Case No. 06-50037, In Re COOPER & SONS, INC., Debtor, after due notice as required by law, entered an Order authorizing said sale; and on November 14th, 2007, a certified copy of the Order Authorizing the Sale of Real Property Free and Clear of Liens and Encumbrances and Payment of Sale Commission was duly recorded in Book 466 of Official Records, Page 137, Document No. 210953, in the Office of the County Recorder of the County of Eureka, State of Nevada, reference to which Order is hereby made;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration paid by the second party to the first party, receipt of which is hereby acknowledged, the first party does by these presents grant, bargain and sell unto the second party, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever, all of the right, title and interest of COOPER & SONS, INC., a Nevada corporation, Bankrupt, and all of the right, title and interest of its Bankruptcy Estate, and all of the right, title and interest of MARIANNE EARDLEY, as Trustee in Bankruptcy of the said Bankruptcy Estate, whether acquired by operation of law, or otherwise, in and to the following described real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

All those certain parcels situate in the County of Eureka, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 07272456

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

PARCEL 1:

Parcel D, of Lot 2, of Parcel B, as shown on that certain Parcel Map for E.A. & L. C. Rasmussen, filed in the office of the County Recorder of Eureka County, State of Nevada, on January 17, 1989, as File No. 126181, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all of the oil and gas, in and under said land, reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

PARCEL 2:

Lot 1 of Parcel B as shown on that certain Parcel Map for Devil's Gate Corp., filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82269, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all of the oil and gas, in and under said land, reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.



0210954

Book: 466 11/14/2007
Page: 148 Page 3 of 3

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-210954

11/14/2007 01:44 PM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV
Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: FES RPTT: \$202.80
Book-0466 Page-0146

1. Assessor Parcel Number(s):

- a) ~~07-380-21~~, 07-395-12 & 04
- 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: N

3. Total Value/Sales Price of Property

\$ 51,168.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$

Transfer Tax Value

\$ 51,168.00

Real Property Transfer Tax Due:

\$ 202.80

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: [Signature] Capacity: TRUSTEE IN BANKRUPTCY

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Cooper & Sons, Inc.
Address: P. O. Box 460
City/State/Zip: Elko, Nv 89803

BUYER (GRANTEE) INFORMATION

(required)

Print Name: B. G. Tackett
Address: P. O. Box 695
City/State/Zip: Eureka, Nv 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Nevada Holdings Inc. Escrow No.: 07272456
Address: 665 Campton St. ~ PO Box 150214
City/State/Zip: Ely, NV 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):
 a) 07-380-21, 07-395-12 & 04
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: _____
 DV-210954
 11/14/2007
 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: N

3. Total Value/Sales Price of Property \$ 51,168.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 51,168.00
 Real Property Transfer Tax Due: \$ 202.80

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Signature: [Signature] Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (required)

Print Name: Cooper & Sons, Inc.
 Address: P. O. Box 460
 City/State/Zip: Elko, NV 89803

BUYER (GRANTEE) INFORMATION
 (required)

Print Name: B. G. Tackett
 Address: P. O. Box 695
 City/State/Zip: Eureka, NV 89316

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