

DOC # 0210954

11/14/2007

01:44 PM

**Official Record**

Recording requested By  
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$202.80

Recorded By FES

Book- 0466 Page- 0146

APN 007-395-12  
007-395-04

Sent Tax Statements to Grantee:  
B. G. Tackett



**TRUSTEE'S DEED**

THIS INDENTURE, made this 8<sup>th</sup> 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 14<sup>th</sup>, 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.

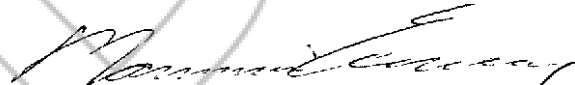
SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record in connection with either or both of the above parcels.

TOGETHER with any and all buildings and improvements on either or both of the above parcels.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof in connection with either or both of the above parcels.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the second party, as his sole and separate property, and to his heirs, executors, administrators and assigns, forever.

IN WITNESS WHEREOF, the first party has hereunto set her hand the day and year first above written.

  
MARIANNE EARDLEY, Trustee for the  
Bankruptcy Estate of COOPER & SONS,  
INC., a Nevada corporation

STATE OF NEVADA )  
                                  : SS.  
COUNTY OF ELKO )

This instrument was acknowledged before me on November 8, 2007, by MARIANNE EARDLEY, as Trustee for the Bankruptcy Estate of COOPER & SONS, INC., a Nevada corporation.



  
NOTARY PUBLIC



## 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.



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-210954

11/14/2007

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Official Record

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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) XX 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) XX 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: \_\_\_\_\_

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Signature: B. G. Tackett 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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