

**DOC # 0211316**

12/10/2007

02:25 PM

**Official Record**

Recording requested By  
GOICOECHEA & DIGRAZIA LTD

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee- \$18.00

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RPTT:

Recorded By: FES

Book- 0467 Page- 0195

APN: Portion of 07-370-46  
formerly 07-370-45  
Recording Requested by  
and Return to:

Goicoechea & DiGrazia, Ltd

P.O. Box 1358

Elko, Nev. 89803

The undersigned affirms that this document  
does not contain a social security number



0211316

**DEED OF CORRECTION**

THIS DEED OF CORRECTION, made this 20th day of November, 2007 by and between RUBY HILL RANCH, LLC, a Nevada limited liability company, Grantor hereinafter referred to as RUBY HILL and OWEN J. MILLER and CHERYL MILLER, husband and wife, Grantee, hereinafter referred to as MILLER.

**WITNESSETH**

WHEREAS, RUBY HILL conveyed to MILLER the hereinafter described property by Deed recorded November 13, 2002 in Book 354 of Official Records at page 23 as Document No. 179408 Eureka County, Nevada Records, and

WHEREAS said Deed specifically set forth the water rights included in the sale, and

WHEREAS, it was the intent of Ruby Hill to convey any and all water rights appurtenant to the land conveyed, and

WHEREAS, those specific quantities of water rights conveyed may be in error, and

WHEREAS, the parties desire to correct said conveyance.

NOW THEREFORE, RUBY HILL RANCH, LLC, a Nevada limited liability company does by these presents grant, bargain and sell to OWEN J. MILLER and CHERYL MILLER, husband and wife, as community property with right of survivorship, and their assigns, and the heirs and assigns of the survivor, forever the property located in the County of Eureka, State of Nevada described as follows:

Parcel 4 as shown on that certain Division of Land into Large Parcels  
Map filed in the Office of the County Recorder of Eureka County,

GOICOECHEA, DIGRAZIA  
COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street - P. O. Box 1358  
Elko, Nevada 89801  
(775) 738-8091

State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, MDB&M.

EXCEPTING FROM that portion lying within the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28 an undivided one-half (1/2) interest in and to all oil and gas lying in and under said land as reserved by ANGEL CAROL FLORIO BERVILER in Deed recorded August 20, 1964, in Book 5, Page 339, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964, in Book 5, Page 582, and December 30, 1965, in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM all of the above described land an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an unmarried man, in 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 all buildings and improvements thereon, including the water well pump and motor and pivot system on said property.

TOGETHER WITH all wells, water and water rights applied for, appropriated for or appurtenant to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all ditches, diversions, licenses, easements, pipelines, structures and measuring devices and controls used to apply such water and water rights to beneficial use.

TOGETHER with all mineral rights owned by the first party, if any.

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or any part thereof.

SUBJECT to all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions,

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2.



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restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the Grantees as community property with right of survivorship, and not as tenants in common, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever.

IN WITNESS WHEREOF, the Grantor hereunto set its hand the day and year first above written.

RUBY HILL RANCH, LLC  
A Nevada Limited Liability Company

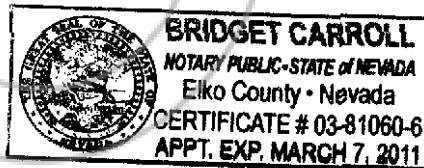
By JOHN A. GOURLEY, Member

By WILLIAM A. CRANE, Member

STATE OF NEVADA )  
COUNTY OF ELKO ) ss.

This instrument was acknowledged before me on 26<sup>th</sup> November 2007, by JOHN A. GOURLEY, as a Member of RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.

Bridget Carroll  
NOTARY PUBLIC



STATE OF Michigan )  
COUNTY OF Wayne ) ss.

This instrument was acknowledged before me on Nov. 30, 2007, by

GOICOECHEA, DIGRAZIA  
COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street - P. O. Box 1358  
Elko, Nevada 89801  
(775) 738-8091

3.

WILLIAM A. CRANE, as a Member of RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.

*Paul W. Rees*  
NOTARY PUBLIC

*My Comm. Expires: 4-28-12*

### APPROVAL AND ACCEPTANCE

By execution hereof, the undersigned approve and accept the above Correction Deed and agree that Ruby Hill Ranch, LLC has no further obligation with respect to the amount or extent of water rights which are conveyed in connection with this Deed.

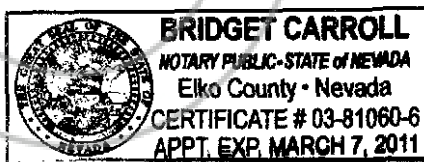
*Owen J. Miller*  
OWEN J. MILLER

*Cheryl Miller*  
CHERYL MILLER

STATE OF Nevada )  
 ) ss.  
COUNTY OF Elko )

This instrument was acknowledged before me on 20<sup>th</sup> November, 2007, by OWEN J. MILLER.

*Bridget Carroll*  
NOTARY PUBLIC



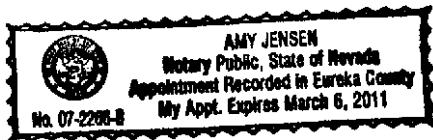
STATE OF Nevada )  
 ) ss.  
COUNTY OF Eureka )

GOICOECHEA, DIGRAZIA  
COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street - P. O. Box 1358  
Elko, Nevada 89801  
(775) 738-8091

4.

This instrument was acknowledged before me on November 24, 2007, by  
CHERYL MILLER.

Amy Jensen  
NOTARY PUBLIC



Send Tax Statements To:

HC 62, Box 62195

Eureka, Nevada 89316

GOICOECHEA, DIGRAZIA  
COYLE & STANTON, LTD.  
Attorneys at Law  
530 Idaho Street - P. O. Box 1358  
Elko, Nevada 89801  
(775) 738-8091

5.

STATE OF NEVADA  
DECLARATION OF VALUE FORMRecording requested By  
GOICOECHEA & DIGRAZIA LTD

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By FES RPTT

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FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## 1. Assessor Parcel Number(s)

- a) Portion of 07-370-46  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.  
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l  
 g) ☒ Agricultural h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

## 3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ Exempt

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ Exempt

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: conveyance recognizes true status of ownership of water rights previously conveyed

## 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 parties agree that 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.

Ruby Hill Ranch, LLC

Signature BY: [Signature] Capacity Manager

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Ruby Hill Ranch, LLC  
 Address: P.O. Box 281151  
 City: Lamoille  
 State: NV Zip: 89828

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Owen & Cheryl Miller  
 Address: HC 32 Box 62195  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Goicoechea & DiGrazia, Ltd Escrow #: \_\_\_\_\_  
 Address: P.O. Box 1358  
 City: Elko State: NV Zip: 89803

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED