

DOC # 0211417

12/20/2007

02:36 PM

Official Record

Recording requested By
STEWART TITLE NORTHEASTERN NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

Page 1 of 3

RPTT \$3,412.50

Recorded By FES

Book- 0468 Page- 0052



0211417

When recorded mail to:
Grantees' address:
HC 66 Box 76
Crescent Valley, NV 89821
Mail tax statements to:
Conley Land & Livestock, LLC
HC 66 Box 76
Crescent Valley, NV 89821

APN. 007-340-04

07212503

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 17th day of December, 2007, by and between DAVID S. A. STINE and RAMONA WU STINE, husband and wife, "Grantors"; and CONLEY LAND & LIVESTOCK, LLC, a Nevada limited liability company, "Grantee";

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said Grantee, and to 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 any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, 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.

MARVEL & KUMP, LTD.

Attorneys at Law
217 Idaho Street
Elko, NV 89801
775-738-9881

TOGETHER WITH all of Grantor's right, title and interest in and to all oil, gas, mineral, petroleum, and geothermal resources, and all other mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases thereon, and all rentals, royalties and/or other considerations payable to Grantor therefor.

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, including but not limited to: water rights, claims, permits, strips and gores, easements and cooperative or association memberships.

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

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

GRANTORS:

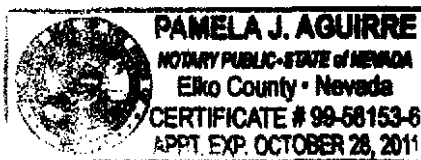

DAVID S.A. STINE


RAMONA WU STINE

STATE OF NEVADA)
)SS.
COUNTY OF ELKO)

On December 17, 2007, personally appeared before me, a Notary Public, DAVID S.A. STINE and RAMONA WU STINE, personally known to me or proven to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.


NOTARY PUBLIC



MARVEL & KUMP, LTD.
Attorneys at Law

Exhibit A

LEGAL DESCRIPTION

Order No.: 07212503

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

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 20: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
and 14; SW1/4SE1/4; SE1/4SW1/4;

EXCEPTING THEREFROM all oil and gas reserved in the patents
from the UNITED STATES OF AMERICA, recorded August 12, 1968 in
Book 25, Pages 273 and 274, Official Records Eureka County,
Nevada.

FURTHER EXCEPTING THEREFROM 50% of mineral rights as reserved
by WILBUR E. BLACK and MARLENE BLACK, Husband and Wife, in Deed
recorded February 10, 1999 in Book 325, Page 409, Official
Records, Eureka County, Nevada.



0211417

Book
Page

468
54

12/20/2007
Page: 3 of 3

STATE OF NEVADA
DECLARATION OF VALUE



DV-211417
12/20/2007

1. Assessor Parcel Number(s):

- a) 007-340-04
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

2. Type of Property:

- a) _____ Vacant Land
c) _____ Condo/Townhouse
e) _____ Apartment Bldg.
g) ☒ Agricultural
i) Other: _____
b) XX Single Family Res.
d) _____ 2-4 Plex
f) _____ Comm'l/Ind'l
h) _____ Mobile Home

3. Total Value/Sales Price of Property

\$ 875,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 875,000.00

Real Property Transfer Tax Due:

\$ 3,412.50

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: David S.A. Stine Capacity: OWNER

Signature: Ramona W. Stine Capacity: OWNER

SELLER (GRANTOR) INFORMATION

(required)

Print Name: David S.A. Stine
Address: P.O. Box 783
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Conley Land & Livestock, LLC
Address: HC 66 Box 76
City/State/Zip: Crescent Valley, NV 89821

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

Company Name: STEWART TITLE OF NEVADA, NORTHEASTERN DIVISION 07212503
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-211417

12/20/2007

02:36 PM

Official Record

1. Assessor Parcel Number(s):

a) 007-340-04
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land
b) XX 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: _____

3. Total Value/Sales Price of Property

\$ 875,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 875,000.00

Real Property Transfer Tax Due:

\$ 3,412.50

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: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: David S.A. Stine
Address: P.O. Box 783
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Conley Land & Livestock, LLC
Address: HC 66 Box 76
City/State/Zip: Crescent Valley, NV 89821

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

Company Name: STEWART TITLE OF NEVADA, NORTHEASTERN DIVISION 07212503
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

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