

DOC # 0211469

12/26/2007

10:50 AM

**Official Record**

Recording requested By  
STEWART TITLE OF NORTHEASTERN NEV

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

Page 1 of 3

RPTT: \$200.85

Recorded By: FES

Book- 0468 Page- 0140

APN: 007-430-12

Recording Requested By  
and Return to: *Kenkaren Properties*

*1129 Elm Drive  
- Placerville CA 95667*

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



0211469

**Grantee's Address/**

**Mail tax statement to:**

1129 Elm Avenue  
Placerville, CA 95667

*1001347-41*

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into this 17<sup>th</sup> day of December,  
2007, by and between **RUBY HILL RANCH, LLC**, a Nevada limited liability company,  
Grantor, and **KENKAREN PROPERTIES, LLC**, a Nevada limited liability company, Grantee.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant, bargain,  
sell and convey unto said Grantee, its successors and assigns, forever, all those certain lots,  
pieces, or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and  
more particularly described as follows:

Parcel B as shown on that certain Parcel Map for Norbert J. and Eileen B. Walter  
filed in the office of the County Recorder of Eureka County, State of Nevada, on  
September 7, 1989, as File No. 129537, being a portion of Lot 3, Section 21,  
Township 20 North, Range 53 East, M.D.B.&M.

Excepting Therefrom all the oil and gas lying in and under said land as reserved  
by the United States of America in patent recorded September 21, 1964, in Book  
5, Page 582, Official Records, Eureka County, Nevada.

Further Excepting Therefrom 1/2 (one-half) mineral rights, oil or gas owned by  
Edwin C. Bishop and Leta B. Bishop lying in and under said land as reserved by  
Edwin C. Bishop and Leta B. Bishop, in deed recorded August 23, 1978, in Book  
65, Page 317, Official Records, Eureka County, Nevada.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

**TOGETHER WITH** all buildings and improvements situate thereon.

**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.

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**RESERVING THEREFROM** all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

The property described above is hereby permanently restricted to the requirement that any structure of whatever type or nature placed upon the property shall have a square footage of not less than 1,200 square feet and be constructed on-site rather than in a factory or similar facility. This restriction is a covenant that is intended to and does run with the land and is binding upon all heirs, successors and assigns of this property.

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

**IN WITNESS WHEREOF**, the Grantor has executed this deed the day and year first hereinabove written.

**GRANTOR:**

**RUBY HILL RANCH, LLC, a Nevada  
Limited Liability Company**

By: 

**WILLIAM A. CRANE,  
Manager/Member**

By: 

**JOHN A. GOURLEY,  
Manager/Member**

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STATE OF Michigan : ss.  
COUNTY OF Saginaw

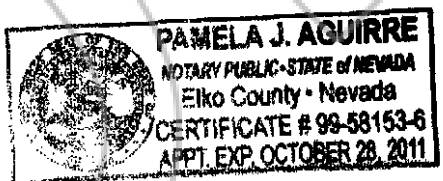
This instrument was acknowledged before me on the 17 day of Dec., 2007, by **WILLIAM A. CRANE, Member/Manager for RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.**

[Signature]  
NOTARY PUBLIC

STATE OF NEVADA )  
: ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on the 17<sup>th</sup> day of February, 2007, by **JOHN A. GOURLEY, Member/Manager for RUBY HILL RANCH, LLC, a Nevada Limited Liability Company.**

[Signature]  
NOTARY PUBLIC



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STATE OF NEVADA  
DECLARATION OF VALUE



DV-211469  
12/26/2007

1. Assessor Parcel Number(s)

- a) 007-430-12
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.        | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other _____            |   |

3. Total Value/Sales Price of Property

	\$51,200.00
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	\$51,200.00
Real Property Transfer Tax Due:	\$200.85

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: *Ruby Hill Ranch, LLC* Capacity: *Manager*  
 Ruby Hill Ranch, LLC.

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
 KENKAREN PROPERTIES, LLC

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

Print Name: KENKAREN PROPERTIES, LLC  
 Address: 1129 Elm Drive  
 City/State/Zip Placerville, CA 95667

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

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1001347-21  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
STEWART TITLE OF NORTHEASTERN NEV

Eureka County - NV

Mike Rebaleati - Recorder

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Ruby Hill Ranch, LLC,

Signature: Capacity:

KENKAREN PROPERTIES, LLC

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