

03/04/2008

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## Official Record

Recording requested By  
STEWART TITLE CO

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$41.00

Page 1 of 3

RPTT: \$1,443 00

Recorded By FES

Book- 0469 Page- 0382



**APN: 007-430-03; 007-430-04  
007-370-47; 007-430-02  
007-430-11; 007-430-10  
007-430-09; 007-430-08  
007-430-07**

**Recording Requested By  
and Return to:**

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

**Grantee's Address/**

**Mail tax statement to:**

4550 Donovan Way, Suite 112  
North Las Vegas, NV 89081

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 20th day of February, 2008, by and between **RUBY HILL RANCH, LLC**, a Nevada limited liability company, Grantor, and **DUGAN ENTERPRISES, 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 1 as shown on that certain Division into Large Parcels Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Section 21, Township 20 North, Range 53, East, M.D.B.&M.

Parcel 1 and 2 as shown on that certain Parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

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

Parcel 23, 24, 25 and 26 as shown on that certain parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169299, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel A3 as shown on that certain Parcel Map for John A. Gourley filed in the office of the County Recorder of Eureka County, State of Nevada, on November 6, 1996, as File No. 165021, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel B3 as shown on that certain Parcel Map for William A. Crane filed in the Office of the County Recorder of Eureka County, State of Nevada on October 7, 1996, as File No. 164692, being a portion of 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.

**TOGETHER WITH** 117.60 acre feet of irrigation water being portions of Permits 19218, 21561 and 24378 issued by the Nevada State Engineer and appurtenant to the above described lands.

**RESERVING** unto Grantor any and all other water rights appurtenant to said lands.

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

**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.

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

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ATTORNEYS AT LAW  
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Page 2 of 3

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*  
WILLIAM A. CRANE,  
Manager

By: *John A. Gourley*  
JOHN A. GOURLEY,  
Managing Member

STATE OF Michigan : ss.  
COUNTY OF Lapeer

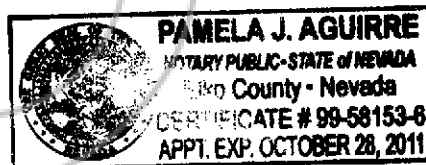
This instrument was acknowledged before me on the 28 day of Feb,  
2008, by WILLIAM A. CRANE, as Manager of RUBY HILL RANCH, LLC, a Nevada  
Limited Liability Company.

*Judith A. Reiss*  
NOTARY PUBLIC

Comm. Exp: 4-28-11

Judith A. Reiss

STATE OF NEVADA )  
: ss.  
COUNTY OF ELKO )



This instrument was acknowledged before me on the 28 day of Feb,  
2008, by JOHN A. GOURLEY, as Managing Member of RUBY HILL RANCH, LLC, a  
Nevada Limited Liability Company.

*[Signature]*  
NOTARY PUBLIC

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530 IDAHO STREET - P.O. BOX 1358  
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Page 3 of 3

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No. \_\_\_\_\_

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

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



DV-211690  
03/04/2008

**2. Type of Property**

- a) ☒ Vacant Land      b) ☐ Single Family Residence  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apartment Bldg.      f) ☐ Commercial/Industrial  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ ) \$370,000.00  
Transfer Tax Value \$370,000.00  
Real Property Transfer Tax Due: \$1,443.00

**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: \_\_\_\_\_  
Dugan Enterprises, 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: Dugan Enterprises, LLC  
Address: 4550 Donovan Way, Suite 112  
City/State/Zip North Las Vegas, NV 89081

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

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1001587-21  
Address: 810 Idaho Street  
City Elko State: NV Zip 89801

STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

- a) \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## FOR RECORDER

Document/

Book

Date of Rec

Notes:

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$41.00  
 Recorded By: FES RPTT: \$1,443.00  
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## 2. Type of Property

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Signature:

Capacity:

Ruby Hill Ranch, LLC.

Signature:

Capacity:

Dugan Enterprises, LLC.

Managing Member

## SELLER (GRANTOR) INFORMATION

## BUYER (GRANTEE) INFORMATION

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

Print Name: Dugan Enterprises, LLC.  
 Address: 4550 Donovan Way, Suite 112  
 City/State/Zip North Las Vegas, NV 89081

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

Stewart Title of Nevada -  
 Company Name: Northeastern Division Escrow No 1001587-21  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801