

DOC # 0212674

10/24/2008 1:31 PM

Official Record

Recording requested By
CATTLEMENS TITLE GUARANTEE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$14.00

Page 1 of 1

RPTT: \$46.80

Recorded By: LLH

Book- 0481 Page- 0026

Deed

APN: 002-022-016

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Lon and Nancy Sellard

Address: P.O. Box 211153

City/State/Zip Crescent Valley, NV 89821



0212674

CONTRACT NO. 01590010047 (HTC-1004)

THIS INDENTURE, made this 22nd day of October, 2008, by and between, CATTLEMENS TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

Lon Sellard and Nancy Sellard, Husband and Wife, taking title as Joint Tenants with Rights of Survivorship and not as Tenants in Common, hereinafter referred to as Grantee(s), whose address is P.O. Box 211153, Crescent Valley, NV 89821

WITNESSETH

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to his heirs and assigns forever, all that certain real property situated in the County of Eureka, State of Nevada that is described as follows:

BLOCK 5, Lot 16, CRESCENT VALLEY RANCH & FARMS, UNIT 1,

SUBJECT TO taxes for the present fiscal year, and subsequently/ covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s) and to HIS heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year first above written.

STATE OF ARIZONA)

COUNTY OF MARICOPA)

TEHAMA HOLDINGS, INC.

By: G. Roberta Pratt
G. Roberta Pratt

Title: CEO

On October 22, 2008, personally appeared before me, a Notary Public, G. Roberta Pratt, who acknowledged that she executed the above instrument.

Cheryl Pursell
NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

DOC # DV-212674

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1. Assessor Parcel Number (s)

- a) _____
b) 002-022-016
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 11,750.00
Transfer Tax Value \$ 11,750.00

Real Property Transfer Tax Due

\$ 46.80

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 G. Roberta Pratt Capacity Seller
G. Roberta Pratt Cattlemen's Title Guarantee Co., Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Name: Cattlemen's Title Guarantee
Address: 1930 S Dobson Rd # 2
City: Mesa
State: AZ Zip: 85202

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Name: Lon and Nancy Sellard
Address: P.O. Box 211153
City: Crescent Valley,
State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)