

**DOC # 0213044**

01/16/2009

02:37 PM


**Official Record**

Recording requested By  
STEWART TITLE

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$653.25 Recorded By: FES  
Book- 0485 Page- 0036



A.P.N. #	007-395-21
R.P.T.T.	\$653.25
Escrow No.	1014056-20
Recording Requested By:	
	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Lester Porter	
PO Box 173	
Eureka, NV 89316	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Pony Express Village, LLC.,** a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Lester Porter and Kathryn J. Porter, husband and wife as joint tenants,** all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

Dated: 1/6/09

Pony Express Village, LLC.

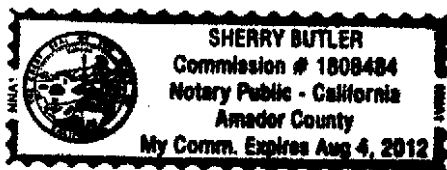
BY: Robert L. McMinn  
Robert L. McMinn  
Manager

BY: Christopher Schiappa DDS  
Christopher Schiappa, DDS  
Manager

State of Nevada }  
County of Eureka } ss.

This instrument was acknowledged before me on 1-6-09  
By: Robert L. McMinn, Christopher Schiappa, DDS

Signature: Sherry Butler  
Notary Public



(One Inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 3

**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1014056

Parcel G as shown on that certain Parcel Map for E. A. and L. C. Rasmussen filed in the office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989, as File No. 126447, being a portion of Parcel "O" of Parcel Map, Document No. 115500, E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M ..

EXCEPTING from all of the above described parcels all the oil and gas lying in and under said land as reserved by the U.S.A., in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

(One inch Margin on all sides of Document for Recorder's Use Only

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Book: 485 01/16/2009  
Page: 38 Page. 3 of 3

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) 007-395-21  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**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**

\_\_\_\_\_ \$167,500.00  
Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value \_\_\_\_\_ \$167,500.00  
Real Property Transfer Tax Due: \_\_\_\_\_ \$653.25

**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: Robert 2. Mcm Capacity: MANAGER  
Pony Express Village, LLC.

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Lester Porter

**SELLER (GRANTOR) INFORMATION**

Print Name: Pony Express Village, LLC.  
19000 Golden Meadow  
Address: Drive  
City/State/Zip Volcano, CA 95689

**BUYER (GRANTEE) INFORMATION**

Print Name: Lester Porter  
PO Box 173  
Address: \_\_\_\_\_  
City/State/Zip Eureka, NV 89316

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

Stewart Title of Nevada -  
Company Name: Northeastern Division Escrow No 1014056-20  
Address: 810 Idaho Street  
City Elko State: NV Zip 89801



**DOC # DV-213044**

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**Signature:****Capacity:**Pony Express Village, LLC.**Signature:****Capacity:**Lester PorterBuyer**SELLER (GRANTOR) INFORMATION****BUYER (GRANTEE) INFORMATION**

Print Name: Pony Express Village, LLC.  
19000 Golden Meadow  
 Address: Drive  
 City/State/Zip Volcano, CA 95689

Print Name: Lester Porter  
PO Box 173  
 Address: \_\_\_\_\_  
 City/State/Zip Eureka, NV 89316

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

Company Name: Stewart Title of Nevada -  
Northeastern Division Escrow No 1014056-20  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801