

DOC# 0214601

02/11/2010

02:02PM

Official Record

Recording Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page: 001 of 004

RPTT: \$819.00

Recorded By FS

Book- 0497 Page- 0354



0214601

APN: 007-440-11

Send Tax Statement To:

Lynford & Susan Miller  
HC 62 Box 62155  
Eureka, NV 89316

1021865-21

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the 0<sup>th</sup> day of February, 2010, by and between EUREKA LIVESTOCK, LLC, a Nevada limited liability company, Grantor; and LYNFORD MILLER and SUSAN MILLER, husband and wife, as community property with right of survivorship, Grantees;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to it in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as community property with right of survivorship, and to the survivor of the Grantees forever, those certain parts, pieces or parcels of real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

**TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.**

Section 27: E $\frac{1}{2}$ W $\frac{1}{2}$ ; W $\frac{1}{2}$ E $\frac{1}{2}$ ; *W*

EXCEPTING THEREFROM all oil, gas, potash and sodium as reserved in Patents executed by the United State of America recorded January 31, 1964, in Book 2, Page 400, Official Records, and on March 1, 1965, in Book 6, Page 526, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all of Seller's right, title and interest in oil, gas and mineral rights upon or within said lands as reserved by Burnham Farms, LLC, a Nevada limited liability company, in Deed recorded April 11, 2005, in Book 408, Page 400, Official Records, Eureka County, Nevada.

TOGETHER WITH all farming and agricultural machinery and equipment, including without limitation, that certain irrigation pivot and submersible pump located thereon.

TOGETHER WITH all vested and permitted surface and underground water and water rights, ditches, canals, dams, diversions, and wells, including any water rights for which application has been made.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantees, as community property with right of survivorship, and to the survivor of the Grantees forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand as of the day and year first hereinabove written.

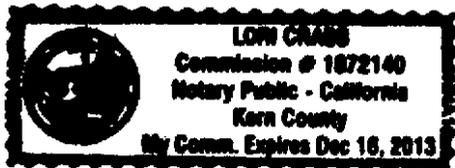
  
JAMES F. ETCHEVERRY, Manager

  
NICHOLAS ETCHEVERRY, Manager



STATE OF NEVADA        )  
                                  ) SS.  
COUNTY OF ELKO        )

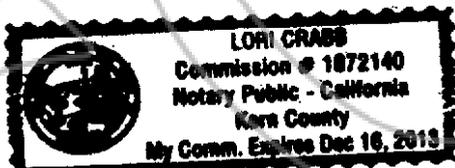
On this 8<sup>th</sup> day of February, 2010, personally appeared before me, a Notary Public, JAMES F. ETCHEVERRY, known or proved to me to be said person, who acknowledged that he executed the foregoing Grant, Bargain and Sale Deed as Manager for EUREKA LIVESTOCK, LLC.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA        )  
                                  ) SS.  
COUNTY OF ELKO        )

On this 8<sup>th</sup> day of February, 2010, personally appeared before me, a Notary Public, NICHOLAS ETCHEVERRY, known or proved to me to be said person, who acknowledged that he executed the foregoing Grant, Bargain and Sale Deed as Manager for EUREKA LIVESTOCK, LLC.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Kern

On 2-8-10  
Date

before me,

Lori Crabb, Notary Public  
Here Insert Name and Title of the Officer

personally appeared

James Fetch every and Nicholas Etchevery  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

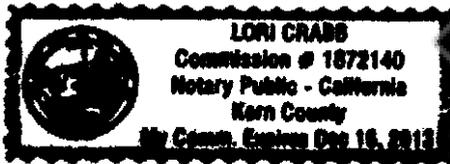
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*

Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document:

Grant, Bargain, & Sale Deed

Document Date:

2-8-10

Number of Pages:

3

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

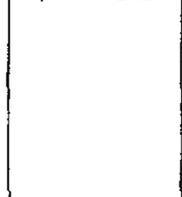


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- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 007-440-11  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property

a) <input 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 checked="" type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other _____		

3. Total Value/Sales Price of Property \$210,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$210,000.00  
 Real Property Transfer Tax Due: \$819.00

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: *Eureka Livestock LLC* Capacity: member  
Eureka Livestock, LLC.

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Lynford Miller

**SELLER (GRANTOR) INFORMATION**

Print Name: Eureka Livestock, LLC.  
 Address: 16249 Winfield Avenue  
 City/State/Zip Bakersfield, NV 93314

**BUYER (GRANTEE) INFORMATION**

Print Name: Lynford Miller  
 Address: HC 62 Box 62155  
 City/State/Zip Eureka, NV 89316

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

Company Name: Stewart Title of Nevada Escrow No 1021805-21  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 007-440-11  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |                 |                             |                         |
|--|-----------------|-----------------------------|-------------------------|
| a) <input 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 checked="" type="checkbox"/> | Agricultural    | h) <input type="checkbox"/> | Mobile Home             |
| i) <input type="checkbox"/>            | Other _____     |                             |                         |

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**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Eureka Livestock, LLC.

Signature: Lynford Miller Capacity: Grantee  
Lynford Miller

**SELLER (GRANTOR) INFORMATION**

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 City/State/Zip Bakersfield, NV 93314

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