

DOC# 0215263

07/27/2010

11:46AM

Official Record

Recording Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page: 001 of 003

RPTT: \$487.50

Recorded By FS

Book- 0501 Page- 0180



0215263

Mail Tax Statements to and
After Recording Mail to:

Grantee
3594 Hillsboro Blvd.
Fallon, NV 89406

APN: 005-120-05

1031323-23

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 20th day of July, 2010, by and between, **RLF NEVADA PROPERTIES, LLC**, a Colorado Limited Liability Company, ("Grantor(s)"); and **VICTORIA MORIN** a single woman and **DAVID LEE ELLER** and **MICKEY LOUISE ELLER**, husband and wife and **JASON CARL LEE ELLER**, an unmarried man, all as joint tenants, ("Grantee(s)").

WITNESSETH:

That the Grantor(s), for good and valuable consideration, to them in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee(s), and their heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER WITH any and all buildings and improvements situate thereon.

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

TO HAVE AND TO HOLD, all and singular, the said premises, together with the

///

appurtenances, unto Grantee(s) and to their assigns, heirs, executors, administrators and assigns, forever.

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand as of the day and year first hereinabove written.

RLF Nevada Properties, a Colorado Limited Liability Company

James W. Geisz
James W. Geisz, Authorized Representative

STATE OF COLORADO)
COUNTY OF EL PASO) :SS

On this 20th day of July, 2010, personally appeared before me, a Notary Public, James W. Geisz, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

Judy D. Schman 11-15-2012
NOTARY PUBLIC



0215263

Book: 501 07/27/2010
Page: 181 Page: 2 of 3

EXHIBIT "A"

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.



0215263

Book: 501 07/27/2010
Page: 182 Page: 3 of 3



DV-0215263

Book: 50107/27/2010

Page: 18 Page: 1 of 3

**STATE OF NEVADA
DECLARATION OF VALUE****1. Assessor Parcel Number(s)**

- a) 005-120-05
b) _____
c) _____
d) _____

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\$125,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____

Real Property Transfer Tax Due: _____

\$487.50**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: _____

RLF Nevada Properties, LLCCapacity: Authorized Rep.

Signature: _____

Victoria Morin

Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: RLF Nevada Properties, LLC
Address: 619 N. Cascade Ave., Suite 200
Colorado Springs, CO
City/State/Zip 80903

BUYER (GRANTEE) INFORMATION

Print Name: Victoria Morin
Address: 3594 Hillsboro Blvd
Fallon, NV 89406
City/State/Zip _____

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

Company Name: Stewart Title of Nevada Escrow No 1031323-23
Address: 810 Idaho Street
City Elko State: NV Zip 89801