

Mail Tax Statements to and
After Recording Mail to:

Grantee
8500 Shurz Highway
Fallon, NV 89416
APN: 007-070-01; 006-360-03
006-360-01

DOC# 218603
09/19/2011 11:10AM
Official Record
Requested By
STEWART TITLE ELKO
Eureka County - NV
Mike Rebaleati - Recorder
Page: 1 of 4 Fee: \$2,552.00
Recorded By FS RPTT: \$0.00
Book- 0521 Page- 0164



0218603

1038717-21

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 16th day of August, 2011, by and between, **THOMPSON RANCH II, LLC**, a Utah limited liability company, ("Grantor"); and **DANIEL S. VENTURACCI**, an unmarried man, ("Grantee").

also known as DANIEL STEVEN VENTURACCI

WITNESSETH:

That the Grantor, for good and valuable consideration, to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and his 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.

TOGETHER WITH all oil, gas, and geothermal rights owned by the Grantor, if any.


TOGETHER WITH all water and water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property, including but not limited to the following:

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

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto Grantee and to his assigns, heirs, executors, administrators and assigns, forever.

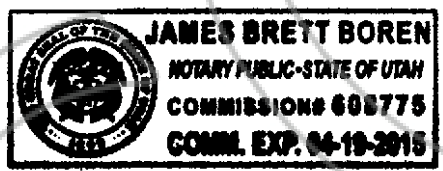
IN WITNESS WHEREOF, the said Grantor have hereunto set their hand as of the day and year first hereinabove written.

Thompson Ranch II, LLC,
a Utah limited liability company
By: Private Capital Group, Inc., Manager


By: **Jared L. Lucero, President**

Utah
STATE OF NEVADA)
Utah :ss
COUNTY OF ELKO)

On this 16th day of August, 2011, personally appeared before me, a Notary Public, **JARED L. LUCERO**., known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.





NOTARY PUBLIC

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

TOWNSHIP 23 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 3: SW1/4NE1/4; Lot 4; S1/2NW1/4; S1/2;
Section 4: Lots 1, 2 and 3, S1/2N1/2; S1/2;
Section 9: NE1/4;
Section 10: N1/2NE1/4; SW1/4NE1/4; W1/2;

TOWNSHIP 24 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 22: W1/2NE1/4; S1/2NW1/4; N1/2SW1/4;
Section 27: S1/2SW1/4;
Section 34: E1/2NW1/4; W1/2SE1/4; E1/2SW1/4;



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EXHIBIT "B"

WATER RIGHTS

Basin	App	Con	File Date	Status	Source	POD	POD	POD	POD	POD	Div	Type	Ann Duty	Units
47	1820	51	9/14/1910	CER	SPG	NW	NW	31	24N	55E	0.01	STK	3.53	APA
153	6914	1147	6/13/1923	CER	SPR	SW	SW	1	23N	54E	0.025	STK	17.92238	AFS
153	V01114		7/6/1912	VST	SPR	SW	SW	11	23N	54E	0	IRR	4	APA
153	V01115		7/6/1912	VST	SPR	NE	SE	2	23N	54E	3.12	IRR	4	APA
153	V01319		7/16/1914	VST	SPR	SE	NW	31	24N	55E	0.025	STK		
153	V01521		11/1/1917	VST	SPR	NE	SW	13	23N	54E	0.025	STK	2.52	AFS
153	V02845		12/9/1974	VST	STR	NW	NW	2	23N	54E	0	IRR		
153	V02846		12/9/1974	VST	SPR	NW	SE	34	24N	54E	0	IRR		
153	V02847		12/9/1974	VST	STR	SW	NE	34	24N	54E	0	IRR		
153	13726	4116	5/18/1951	CER	UG	SW	SW	28	25N	54E	0.009	STK	6.51	APA
153	13727	4117	5/18/1951	CER	UG	NW	SE	9	25N	54E	0.012	STK	8.68	APA
153	7982	1885	1/19/2027	CER	SPR	NE	SE	11	25N	54E	0.013	STK	5.55	AFS
153	7983	1886	1/19/2027	CER	SPR	NW	SW	12	25N	54E	0.013	STK	5.55	AFS
153	7984	1887	1/19/2027	CER	SPR	NE	SW	12	25N	54E	0.013	STK	5.55	AFS
153	8000	1888	2/7/2027	CER	SPR	NE	SW	12	25N	54E	0.013	STK	5.55	AFS



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-218603

09/19/2011 11:10AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1 Fee: \$2,552.00
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1. Assessor Parcel Number(s)

- a) 007-070-01
- 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

_____ \$650,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value _____ \$650,000.00
Real Property Transfer Tax Due: _____ \$2,535.00

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: _____ Capacity: _____

Thompson Ranch II, LLC

Signature: _____ Capacity: Grantor

Daniel S. Venturacci

SELLER (GRANTOR) INFORMATION

Print Name: Thompson Ranch II, LLC
Address: 160 West Canyon Crest
Road
City/State/Zip Alpine, UT 84004

BUYER (GRANTEE) INFORMATION

Print Name: Daniel S. Venturacci
Address: 8500 Shurz Highway
City/State/Zip Fallon, NV 89406

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

Company Name: Stewart Title of Nevada Escrow No 1038717-21
Address: 810 Idaho Street
City Elko State: NV Zip 89801