

A.P.N. #	007-200-29
Escrow No.	1044091-21
Recording Requested By: Stewart Title	
Mail Tax Statements To: Same as Below	
When Recorded Mail To: Martin P. Etcheverry 7933 Colloway Drive Bakersfield, Ca 93314	

DOC# 219385
 12/30/2011 01:00PM
Official Record
 Requested By
 STEWART TITLE ELKO
 Eureka County - NV
Mike Rebaleati - Recorder
 Page: 1 of 5 Fee: \$18.00
 Recorded By FS RPTT: \$2,340.00
 Book- 0527 Page- 0104

 0219385

(for recorders use only)

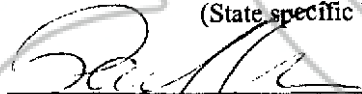
GRANT, BARGAIN AND SALE DEED
 (Title of Document)


Please complete Affirmation Statement below:

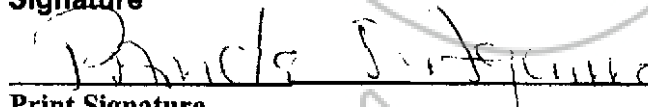
☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
 (State specific law)


Signature


Title


Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the County of Eureka, State of Nevada, to the following Grantees:

Grantor: Richard E. Kephart and Mari Alice Kephart, Trustees of the R. E. Kephart and M. A. Kephart Family Trust

Address: HC 62, Box 62570
Eureka, Nevada 89316

Grantee: Martin P. Etcheverry and Kathleen A. Etcheverry, as Trustees of the Martin P. and Kathleen A. Etcheverry Family Trust dated March 26, 2004

Grantee: Mark T. Etcheverry and Jennifer Etcheverry, husband and wife as community property with right of survivorship

Grantee: The Michel and Margaret Etcheverry Family Limited Partnership, a California limited partnership

Grantees' Address: 7933 Calloway Drive
Bakersfield, California 93314

Taking title as: Tenants in common

Estate conveyed: Fee simple.

Legal description of property conveyed:

Township 21 North, Range 53 East, MDB&M

Section 16: E½

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or used or enjoyed in connection with the use of any of said lands, including but not limited to the following Water Permits:

Application No. 19012 – Any right, title or interest (forfeited)
Application No. 19013 – Any right, title or interest (forfeited)
Application No. 33018 (Certificate No. 11069)
Application No. 33019 (Certificate No. 11070)

TOGETHER WITH all pivots, motors, pumps, panels and other improvements situate on the aforesaid real property which shall include:

North Pivot - 7 Tower Standard Valley Pivot with all electrical panels, etc., and a 100 HP Electric Pump Motor in the Well

South Pivot - 10 Short Tower Kroy Pivot with electrical panels, etc. and a 125 HP Electric Pump Motor in the Well

Hay Barn - approximately 120 feet long by 40 feet wide

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

DATED as of the 28 day of December, 2011.

GRANTORS:

Richard E. Kephart, Trustee.
Richard E. Kephart, Trustee of the R. E. Kephart
and M. A. Kephart Family Trust

Mari Alice Kephart, Trustee
Mari Alice Kephart, Trustee of the R. E. Kephart
and M. A. Kephart Family Trust

[NOTARIZATION ON FOLLOWING PAGE]

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GENERAL CALIFORNIA ACKNOWLEDGEMENT

State of California }
County of Stanislaus } ss.

On 12/28/2011 before me, Jennifer L. Carothers
A Notary Public

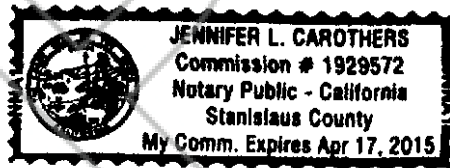
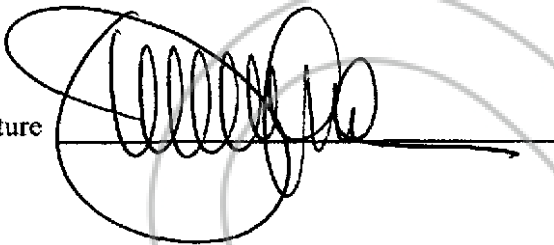
personally appeared RICHARD E. KEPHART and MARI ALICE KEPHART

, 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



(Seal)



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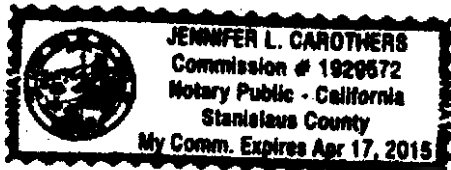
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State of California)
County of Stanislaus) SS.

On December 28, 2011, before me, JENNIFER L. CAROTHERS, a Notary Public, personally appeared Richard E. Kephart, who proved to me on the basis of satisfactory evidence to be the person who name is subscribed to the within instrument and acknowledged to me that he executed the same as Trustee of the R.E. Kephart and M.A. Kephart Family Trust, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



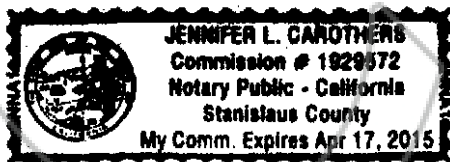
A handwritten signature of Jennifer L. Carothers in black ink, written over a horizontal line.

State of California)
County of Stanislaus) SS.

On December 28, 2011, before me, JENNIFER L. CAROTHERS, a Notary Public, personally appeared Mari Alice Kephart, who proved to me on the basis of satisfactory evidence to be the person who name is subscribed to the within instrument and acknowledged to me that she executed the same as Trustee of the R.E. Kephart and M.A. Kephart Family Trust, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



A handwritten signature of Jennifer L. Carothers in black ink, written over a horizontal line.

11120131.jas.wpd

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-200-29
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

Deed in Lieu of Foreclosure Only (Value of Property)	(<u>\$600,000.00</u>)
Transfer Tax Value	<u>\$600,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,340.00</u>

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: Richard E. Kephart, Trustee Capacity: _____

Signature: Martin P. Etcheverry, Trustee Capacity: Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Richard E. Kephart, Trustee
Address: HC 62 Box 62570
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

Print Name: Martin P. Etcheverry, Trustee
Address: 7933 Calloway Drive
City/State/Zip: Bakersfield, CA 93314

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

Company Name: Stewart Title of Nevada Escrow No: 1044091-21
Address: _____
City: _____ State: NV Zip: _____

DOC# DV-219385

12/30/2011

01:00PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

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