

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

APN 08-130-01
Document Transfer Tax \$ 3,900
Order No. TSF-22708
Mail Tax Bill to Grantee:
Kevin Borba
3785 New Idria Road
Paicines, CA 95043

43880

DOC# 221028
08/27/2012 01:24PM

Official Record

Requested By
COW COUNTY TITLE CO.

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 4 Fee: \$17.00
Recorded By FS RPTT: \$3,900.00
Book- 0536 Page- 0018



0221028

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

VINCE FERREIRA, a married man, as his sole and separate property

do (es) hereby GRANT, BARGAIN and SELL TO

KEVIN R. BORBA and SUSAN A. BORBA, Husband and Wife, As Joint Tenants,
With the right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

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

APN 08-130-01

DATED 7-25-12



Vince Ferreira

STATE OF Nevada)
) ss.
COUNTY OF Lyon)

On 7/25/12 personally appeared before me, a Notary Public (or
Judge or other authorized person, as the case may be),

Vince Ferreira

who acknowledged to me that he executed the within instrument.


Notary Public



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EXHIBIT "A"

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 18 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 18: The West Half (W1/2) of the Northeast Quarter (NE1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4)

Section 19: The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and the West Half (W1/2) and the West Half (W1/2) of the Southeast Quarter (SE1/4)

Section 30: The North Half (N1/2) and the North Half (N1/2) of the South Half (S1/2)

EXCEPTING FROM Lots 1, 2, 3 and 4: The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 19 and Lots 1, 2, and 3; the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 30, Township 18 North, Range 51 East, M.D.B.&M., all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value as reserved in patent executed by the State of Nevada, recorded March 14, 1975 in Book 51 of Official Records, page 102, Eureka County, Nevada records.

EXCEPTING FROM the above described parcels, all mineral rights and interest, including coal oil, gas and other hydrocarbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy and gases as conveyed by VALIANT FARMS-EUREKA, INC., to APAL, a Limited Partnership, by various documents of record.

TOGETHER WITH WATER RIGHTS:

Permit No.

Permit No.

11031
11064

17165
17191
10859
10904
12187
12194
12195



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11065
11700
12175
12178
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26094
13489
13490
13678

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12211
12212
12702
13481
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17927
13488

Together with any other water rights or interest in water rights described above which are situate within Eureka County, State of Nevada, which Grantor may have a record interest, as they pertain and/or are appurtenant to the subject property herein.

TOGETHER WITH The Antelope Valley Grazing Preference which has an active preference of 2,513 AUMs and a suspended preference of 23,915 AUMs. The Eastern boundary of said preference shall be defined as follows: from the point where Roy Rissi's BLM permit intersects the Arambel allotment then following the Arambel boundary South by Southeast to the Fish Creek Mountain Ridge Line, then bearing south along the ridge line of the Fish Creek Mountains to a point where said line intersects the Duck Water Allotment. Transferee shall graze no cattle east of this line.

The Nine Mile Allotment has an active preference of 802 sheep AUMs.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-221028

08/27/2012

01:24PM

Official Record

Requested By
COW COUNTY TITLE CO.

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$17.00

Recorded By FS

PRIT: \$3,900.00

1. Assessors Parcel Number(s)

a) 08-130-01

b)

c)

d)

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse d) ☐ 2-4 Plex

e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l

g) ☒ Agricultural h) ☐ Mobile Home

i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #:

BOOK PAGE

DATE OF RECORDING:

NOTES:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 1,000,000
(\$ 1,000,000
\$ 3,900

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 parties agree that 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 GRANTOR

Signature

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: VINCE FERREIRA

Address: 953 Sutro Springs Road

City: Dayton

State: NV

Zip: 89403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KEVIN R. BORBA, ET AL

Address: 3785 New Idria Road

City: Paicines

State: CA

Zip: 95043

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

Company Name: Cow County Title Co.

Escrow No

761 S. Raindance Drive

Address:

Pahrump, Nevada 89048