

APN# 007-210-29  
0415-2489

DOC# **224161**  
04/23/2013 01:53PM

Mailing Address of Grantee or Other Person Requesting Recording:

Stewart Title Company  
810 Idaho Street  
Elko NV 89801

**Official Record**

Requested By  
STEWART TITLE ELKO  
Eureka County - NV  
Mike Rebaleti - Recorder  
Page: 1 of 3 Fee: \$16.00  
Recorded By FS RPTT: \$1,560.00  
Book- 0549 Page- 0094



0224161

Mail Tax Statements to:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain the social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain the social security number of a person.

Pamela J. Aquino   
Name

Escrow Officer   
Title

[Signature]   
Signature

Title of Document Recorded:

Grant, Bargain and Sick Deal

# GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following Grantee:

**Grantor:** Gold Street Farm, LLC, a Nevada limited liability company

**Grantee:** James F. Etcheverry, a single man

**Estate conveyed:** fee simple

**Legal description of property conveyed:**

**Township 21 North, Range 53 East, M.D.B.&M.**

Section 22: SW1/4

EXCEPTING THEREFROM all the oil and gas, potash and sodium in said land, reserved by The United States of America in patent recorded July 28, 1969, in Book 30, Page 149, Official Records of Eureka County, Nevada.

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 therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to the following Water Permit:

35012, Certificate No. 12453

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

Lockwood Pivot Parts  
2 Spare Pivot Tires

APN: 007-210-29

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**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-224161**

04/23/2013 01:53PM

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STEWART TITLE ELKO

**Eureka County - NV  
Mike Rebaleati - Recorder**

Page: 1 of 1 Fee: \$16.00  
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1. Assessor Parcel Number(s)  
a) 007-210-29  
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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$400,000.00  
Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$400,000.00  
Real Property Transfer Tax Due: \$1,560.00

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 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 \_\_\_\_\_  
GOLD STREET FARM, LLC, a Nevada limited liability company

Signature James F. Etcheverry Capacity Grantee  
James F. Etcheverry, a single man

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: GOLD STREET FARM, LLC  
Address: HC 62 Box 62138  
City: Eureka  
State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: James F. Etcheverry  
Address: 16249 Winfield Avenue  
City: Bakersfield  
State: CA Zip: 93314

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow #: 01415-2489  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801