

APN: 006-130-05
006-220-07

Send tax statements to:
Ira & Montira Renner
HC 30 Box 343
Spring Creek, NV 89815

When recorded return to:
Stewart Title of Nevada
810 Idaho Street
Elko, NV 89801

9415-6736

DOC# 224977

10/11/2013

03:56PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 3 Fee: \$16.00
Recorded By FS RPTT: \$3,656.25
Book- 0555 Page- 0336



0224977

GRANT BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **DIAMOND SPRINGS RANCH, INC.**, a Nevada corporation, as Grantor, does hereby grant, bargain and sell to **IRA R. RENNER and MONTIRA RENNER**, husband and wife as community property with rights of survivorship, Grantees, and to their heirs and assigns, forever, the property located in the County of Eureka, State of Nevada, described as follows:

PARCEL 1:

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: Lots 3 and 4; S $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$;
N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 6: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 32: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature in and under said land as reserved in Deed from **GEORGE M. SMIRALDO and ALMA SMIRALDO**, his wife, recorded March 1, 1961, in Book 26, Page 16, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 31: Lots 9 and 10; E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$;

EXCEPTING THEREFROM all mineral deposits in and under said land reserved by the UNITED STATES OF AMERICA, in Patent recorded January 26, 1979, in Book 68, Page 393, Official Records, Eureka County, Nevada.

AS TO ALL PARCELS:

TOGETHER WITH all building and improvements situate thereon.

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

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

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 permit numbers:

39106
39107
52465
58058
58059
V04231
37914
37915
37917
37918
37919
37920
37921
37922
37923
37925
50075
50076
73570
73571
73572
73573
V02432



TOGETHER WITH all grazing and grazing rights appurtenant to the property, including but not limited to the following allotment numbers:
10069 Jiggs
10039 Flynn/Parman Individual
10044 Parman Individual

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees and to their heirs and assigns accordingly, forever.

SIGNED this 16 day of October, 2013.

GRANTOR:
DIAMOND SPRINGS RANCH, INC.

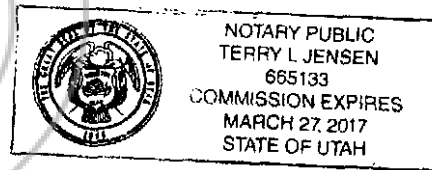
By James D. Mc Dermott
JAMES D. MCDERMOTT, President

By Marilyn L. Mc Dermott
MARILYN L. MCDERMOTT
Secretary/Treasurer

State of ~~Nevada~~ UTAH
County of ~~Elko~~ WASHINGTON

This instrument was acknowledged before me on the 10 day of October, 2013, by JAMES D. MCDERMOTT, President of DIAMOND SPRINGS RANCH, LLC.

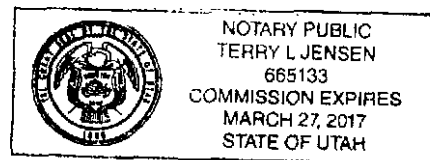
Terry L. Jensen
NOTARY PUBLIC



State of ~~Nevada~~ UTAH
County of ~~Elko~~ WASHINGTON

This instrument was acknowledged before me on the 10 day of October, 2013, by MARILYN L. MCDERMOTT, Secretary/Treasurer of DIAMOND SPRINGS RANCH, LLC.

Terry L. Jensen
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-224977

10/11/2013 03:56PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1 Fee: \$16.00
Recorded By FS PRTT: \$3,656.25

- 1. Assessor Parcel Number(s)
 - a) 006-220-07(Master)
 - b) 006-130-05
 - 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property \$937,500.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$937,500.00
 Real Property Transfer Tax Due: \$3,656.25

- 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 _____
 DIAMOND SPRINGS RANCH, INC., a Nevada corporation

Signature Ira R. Renner Capacity Grantor
 Ira R. Renner

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: DIAMOND SPRINGS RANCH, INC.
 Address: 2026 Ancestor Point Circle
 City: St George
 State: UT Zip: 84790

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Ira R. Renner, et ux
 Address: HC 30 Box 343
 City: Spring Creek
 State: NV Zip: 89815

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow #: 01415-6736
 Address: 810 Idaho Street
 City: Elko State: NV Zip: 89801