

A.P.N. No.:	008-390-02
R.P.T.T.	\$924.30
Escrow No.:	01415-9806
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Reynolds Creek Ranch Ltd, a Nevada limited liability company	
PO Box 654	
Eureka, NV 89316	

DOC# 227110

04/01/2014

01:59PM

**Official Record**

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By LH RPTT: \$924.30

Book- 0564 Page- 0174



0227110

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Out-Bach Ranch, LLC., a Nevada limited liability company, who acquired title as Out-Bach Ranch, a Nevada limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Reynolds Creek Ranch Ltd, a Nevada limited liability company, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3/31/14

Out-Bach Ranch, LLC. a Nevada limited liability company

By: Clifford L. Bach, Manager

By: Jacqueline Bach, Manager.

State of Nevada )  
County of Elko ) ss.

This instrument was acknowledged before me on the 31<sup>st</sup> day of March, 2014  
By: Clifford L. Bach and Jacqueline Bach.

Signature: Madeline C. Griswold  
Notary Public



(One inch Margin on all sides of Document for Recorder's Use Only)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File Number: 01415-9806

TOWNSHIP 18 NORTH, RANGE 48 EAST, M.D.B.&M.

Sections 27 and 34: H.E. Survey No. 86 embracing a portion of S1/2 of Section 27 and the N1/2 of Section 34, more particularly described as follows:

Beginning at Corner No. 1, from which U.S. Location Monument No. 253 bears South 26°42' East, 1.56 chains distant;

Thence North 26°42' West, 69.97 chains to Corner No. 2;

Thence North 9°13' West, 17.37 chains to Corner No. 3;

Thence North 87°44' East, 7.72 chains to Corner No. 4;

Thence South 22°51' East, 86.81 chains to Corner No. 5;

Thence West 7.36 chains to Corner No. 1, the place of beginning, and being the same parcel conveyed by The United States of America to George Williams by land patent dated May 19, 1916, and recorded in Book 18 of Deeds at Page 159, Eureka County, Nevada records.

TOGETHER WITH all water, water rights, rights to use of water, dams, ditches, canals, pipeline, reservoirs, and all other means for diversion or use of waters appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed in connection with the use of any of said lands, including but not limited to Permit No. 2948.

TOGETHER WITH all Grantor's right, title and interest in mineral rights upon or within the above-described property, and it's lessor's interest in any mineral leases which may exist upon the aforesaid mineral rights.

(One Inch Margin on all sides of Document for Recorder's Use Only)



227110

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STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC# DV-227110

04/01/2014 01:59PM

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STEWART TITLE ELKO

Eureka County - NV  
Mike Rebaleati - Recorder

Page: 1 of 1 Fee: \$15.00  
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1. Assessor Parcel Number(s)

- a) 008-390-02  
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 RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property

\$237,000.00

Deed in Lieu of Foreclosure Only (value of Property) (\_\_\_\_\_)

Transfer Tax Value: \$237,000.00

Real Property Transfer Tax Due: \$924.30

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  
Clifford L. Bach, Manager

Signature *Michael J. Protani* Capacity Grantee  
Michael J. Protani, Manager

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Out-Bach Ranch, LLC  
Address: 40 Oak Spring Road  
City: Las Vegas  
State: NV Zip: 89124

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Reynolds Creek Ranch Ltd, a Nevada  
limited liability company  
Address: PO Box 654  
City: Eureka  
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow #: 01415-9806  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED