

**DOC# 227665**

07/30/2014

01:31PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page: 1 of 3      Fee: \$16.00  
Recorded By LH      RPTT: \$46.80  
Book- 0568    Page- 0287



0227665

**APN: 006-310-05**

**Recording Requested By  
and Return to:**

*Stewart Title Company*  
810 Idaho St.  
Elko NV 89801

The undersigned affirms that this document does not contain a social security number.

**Grantee's Address/  
Mail tax statement to:**

Sadler Ranch, LLC  
P.O. Box 831  
184 Arroyo Road  
Forest Knolls, CA 94933  
61415-9181

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 12 day of May, 2014, by and between INDU KANSAL, a married woman as her sole and separate property, Grantor, and SADLER RANCH, LLC, a Nevada limited liability company, Grantee.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all those certain lots, pieces, or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 13: NE1/4SE1/4;

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**TOGETHER WITH** all buildings and improvements situate thereon.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 736-8091

**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.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

**IN WITNESS WHEREOF**, the Grantor has executed this deed the day and year first hereinabove written.

**GRANTOR:**

*Kansal*

\_\_\_\_\_  
**INDU KANSAL**

\_\_\_\_\_)  
: ss.  
\_\_\_\_\_)

Signed and sworn to (or affirmed) before me on 12 May, 2014,  
by **INDU KANSAL**.

*Notary Signature*

\_\_\_\_\_  
**NOTARY PUBLIC**

*Alice Morgan*

**SPOUSAL CONSENT**

**JOGESH KANSAL**, the spouse of **INDU KANSAL**, hereby consents to the foregoing Deed and waives any claim to any interest therein.



*Jogesh Kansal Signature*

\_\_\_\_\_  
**JOGESH KANSAL**

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227665

<b>APOSTILLE</b> (Convention de La Haye du 5 octobre 1961)	
<b>1. Country:</b> Pays/Pais	United Kingdom of Great Britain and Northern Ireland
<b>This public document</b> Le présent acte public / El presente documento público	
<b>2. Has been signed by</b> a été signé par ha sido firmado por	Alice Morgan
<b>3. Acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public
<b>4. Bears the seal/stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public
<b>Certified</b> Attesté / Certificado	
<b>5. at</b> à / en	London
<b>6. the</b> le / el día	06 June 2014
<b>7. by</b> par / por	Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs
<b>8. Number</b> sous no / bajo el número	K093188
<b>9. Seal / stamp:</b> Sceau / timbre: Sello / timbre:	
<b>10. Signature:</b> Signature: Firma:	R Simmons 

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227665

Book: 568 07/30/2014  
Page: 289 3 of 3

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC# DV-227665

07/30/2014

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Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$16.00

Recorded By LH

PRTT: \$46.80

1. Assessor Parcel Number(s)

a) 006-310-05

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

\$12,000.00

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

Transfer Tax Value: \_\_\_\_\_

\$12,000.00

Real Property Transfer Tax Due: \_\_\_\_\_

\$46.80

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 \_\_\_\_\_

Indu Kansal

Capacity Grantor

Signature \_\_\_\_\_

Sadler Ranch, LLC, a Nevada limited liability company

Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Indu Kansal  
Address: ASL House, Debdale Lane, Mansfield Woodhouse  
City: Nottinghamshire  
State: \_\_\_\_\_ Zip: NG197NS

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Sadler Ranch, LLC, a Nevada limited liability company  
Address: PO Box 831  
City: Forest Knolls  
State: CA Zip: 94933

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

Print Name: Stewart Title Company

Escrow #: 01415-9181

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED