

APN 005-390-15
005-570-02
009-120-02

Mail tax statements to
Ray Bailey HC 65 Box 18
Carlin NV 89822

TITLE PAGE

DOC # 0227726

08/29/2014

09:29 AM

Official Record

Recording requested By
RAY BAILEY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$42.00

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RPTT:

Recorded By: LH

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0227726

Grant, Bargain & Sale Deed & Bill of Sale

DOCUMENT TITLE

Ray Bailey

REQUESTED BY

GRANT, BARGAIN AND SALE DEED AND BILL OF SALE

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

Grantor: Ray Bailey, a married man dealing with his sole and separate property.

Grantees: Ray Bailey and Jacqueline Bailey, husband and wife.

Taking title as: community property with the right of survivorship.

Estate conveyed: fee simple.

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof by this reference)

TOGETHER WITH all the water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, together with all the stockwatering rights used or enjoyed in connection with the use of any said lands, including but not limited to Permit 72436, Permit 82286, Application 83882 and a portion of Proof # 00305 consisting of 208.40 harvest acres, in the Humboldt River Decree, Case # 2804.

TOGETHER WITH all range and range right permits, including BLM permit Authorization Number 2703465 and all so-called Taylor Grazing Privileges now used, held or enjoyed, or in any manner appurtenant to the above described real property, or to any part thereof.

TOGETHER WITH the Bar Over HB brand registered with the Nevada Department of Agriculture as Brand No. T-16967.

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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TOGETHER WITH all cattle branded with the Bar Over HB brand described in the previous paragraph.

TOGETHER WITH all buildings and improvements situate thereon.

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.

Grantor:

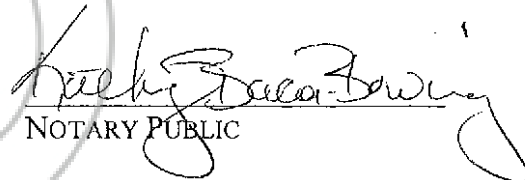
DATED: August 29, 2014


Ray Bailey

STATE OF NEVADA,)
) SS.
COUNTY OF EUREKA.)

On August 29th, 2014, personally appeared before me, a Notary Public, Ray Bailey, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.




NOTARY PUBLIC

14080102.eb.wpd
August 18, 2014

This notarization is attached to a Grant, Bargain and Sale Deed dated August __, 2014.

LEGAL DESCRIPTION

Order No.: 07012136

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 32: SE1/4; NE1/4NW1/4; NW1/4NE1/4; S1/2NE1/4;
E1/2SW1/4NW1/4; E1/2NE1/4SW1/4; NE1/4NE1/4;

Section 33: All;

EXCEPTING THEREFROM Parcel 1 and 2 as shown on that certain Parcel Map for Wallace Hale and Donna Ray Bailey filed in the office of the County Recorder of Eureka County, State of Nevada, on October 7, 1991, as File No. 137905.

PARCEL 2:

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: W1/2NW1/4;

Section 5: E1/2NE1/4;

PARCEL 3:

All right, title and interest in the following listed patented mining claims located in the Mineral Hill Mining District, described as follows:

The Red Jacket Consolidated Lode Mining Claim designated by the Surveyor General of the United States of America No. 4472, embracing a portion of Section 10 in Township 26 North, Range 52 East, M.D.B.&M., as fully described in Patent No. 873052 issued by the United States of America on July 19, 1922, and recorded January 17, 1966 in Book 9 of Official Records at Page 508 in the Office of the County Recorder of Eureka County, Nevada.

The Water Pipe Lode Mining Claim designated by the Surveyor General of the United State of America as Survey No. 4473, embracing a portion of Sections 3 and 10 in Township 26 North, Range 52 East, M.D.B.&M., as fully described in Patent No. 874295 issued by the United States of America on August 3, 1922.



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 005-390-15
b) 005-570-02
c) 009-120-02
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 _____

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Page 1 of 1 Fee: \$42.00
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3. Total Value/Sales Price of Property

\$ 186,618.00

Deed in Lieu of Foreclosure Only (value of property)

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Transfer Tax Value:

\$ 186,618.00

Real Property Transfer Tax Due

\$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: Mother's trust to son

5. Partial Interest: Percentage being transferred: _____ %

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 Ray Bailey Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ray Bailey
Address: HC 65 Box 18
City: Caplin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED