

A. P. Nos:  
007-350-05, 007-360-01,  
007-360-25 (formerly ptn. 007-360-08)  
007-360-09, 007-360-11,  
007-360-13, 007-360-14,  
007-360-16, 007-360-19  
and 008-090-03

R.P.T.T. \$3,822.00  
Escrow No. 208528-MI

When recorded mail to:

Beck Properties  
HC 60 Box 44501  
Round Mountain, NV 89045

Mail tax statements to:  
same as above

**DOC# 229056**

01/23/2015

03:25PM

**Official Record**

Requested By

FIRST CENTENNIAL - RENO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 4

Fee: \$42.00

Recorded By LH

RPTT: \$3,822.00

Book- 0576 Page- 0361



0229056

***AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)***

*Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.*

**DEED**

THIS INDENTURE WITNESSETH: That COTTONWOOD LAND AND LIVESTOCK COMPANY, LLC, a Nevada limited liability company, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to BECK PROPERTIES, a California general partnership, whose address is: HC 60 Box 44501, Round Mountain, NV 89045, all that real property situate in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH all and any water and water rights, whether spring, well, surface water rights, stock water rights, irrigation water rights appropriated or permitted, decreed or appurtenant, including but not limited to those certain water described as follows:

SEE EXHIBIT "B" ATTACHED HERETO.

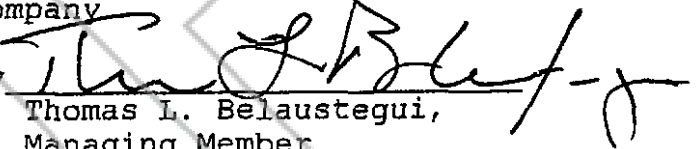
FURTHER TOGETHER WITH those certain grazing privileges administered by the Bureau of Land Management, Department of the Interior, consisting of the Black Point Allotment No. 10032, and any and all AUM's appurtenant thereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED January 23, 2015.


COTTONWOOD LAND AND  
LIVESTOCK COMPANY, LLC, a  
Nevada limited liability  
company

By

  
Thomas L. Belaustegui,  
Managing Member

STATE OF NEVADA                    )  
                                          ) ss  
COUNTY OF WASHOE                )

This instrument was acknowledged before me on  
January 23, 2015, by THOMAS L. BELAUSTEGUI, as Managing  
Member of COTTONWOOD LAND AND LIVESTOCK COMPANY, LLC.

  
Notary Public

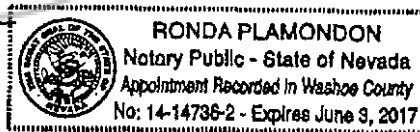


EXHIBIT "A"

**LEGAL DESCRIPTION**

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

PARCEL 1:

TOWNSHIP 19 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 2: SW1/4SW1/4;

Section 3: SW1/2SE1/4; SE1/4SW1/4;

TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 17: SW1/2SE1/4; SE1/4SW1/4;

Section 20: NW1/4NE1/4; NE1/4NW1/4;

Section 25: NW1/4NE1/4; N1/2NW1/4;

Section 27: SW1/4NE1/4; SE1/4NW1/4;

Section 28: SW1/2NW1/4; NW1/4SE1/4; SE1/4SE1/4; NE1/4SW1/4 SW1/4SW1/4;

Section 29: SE1/4SE1/4;

Section 34: SW1/4NE1/4; NW1/4NW1/4; SE1/4NW1/4,

EXCEPTING THEREFROM an undivided fifty percent (50%) interest in and to all gas, oil and mineral rights lying in and under said land, as reserved by MARIA TERESA LABARRY, et al, in Deed recorded January 5, 1973, in Book 44, Page 222, Official Records. Eureka County. Nevada.



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# EXHIBIT "B"

## WATER RIGHTS SOLD TO BECK PROPERTIES

<u>Basin</u>	<u>App</u>	<u>Owner/Transfer</u>	<u>Cert</u>	<u>Name</u>	<u>File Date</u>	<u>Status</u>	<u>Source</u>
153	2789	Torre Crk Rch/BP/BLM	307	Nigren Cyn Spring	09/26/1913	CER	SPR
153	2855	Torre Crk Rch/BP/BLM	308	Hog Back Spring	12/05/1913	CER	SPR
153	5160	Torre Crk Rch/BP/BLM	1012	Sheep Canyon Springs	07/18/1918	CER	SPR
153	5837	Torre Crk Rch/BP/BLM	717	Rock Spr Res.	11/05/1919	CER	SPR
153	7548	Torre Crk Rch/BP/BLM	1471	Munroe Spring 2	10/19/1925	CER	SPR
153	7605	Torre Crk Rch/BP/BLM	1640	Black Point Spring	12/18/1925	CER	SPR
153	8339	Torre Crk Rch/BP/BLM	1639	Mahogany Spring	10/05/1927	CER	SPR
153	13198	Torre Crk Rch/BP/BLM	4145	La Berry Well 1	12/19/1949	CER	UG
153	13200	Torre Crk Rch/BP/BLM	4146	La Berry Well 2	12/19/1949	CER	UG
153	13580	Torre Crk Rch/BP/BLM	4147	La Berry Well 3	12/26/1950	CER	UG

		<u>Proof No.</u>				
153	Torre Crk Rch	V02889	Bank Ranch	08/26/1976	VST	SPR



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1. APN: 007-350-05 007-360-14;16;19  
007-360-01;08;09;11;13 008-090-03

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) ☒ X Agricultural                      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**DOC# DV-229056**

01/23/2015

03:25PM

**Official Record**

Requested By

FIRST CENTENNIAL - RENO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 1

Fee: \$42.00

Recorded By LH

PRTT: \$3,822.00

**FOR RECORDERS OPTIONAL USE ONLY**

Document Instrument No.:

Book: Page:

Date of Recording:

Notes:

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. Total Value/Sales Price of Property: \$980,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$980,000.00

Real Property Transfer Tax Due: \$3,822.00

4. **If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 _____
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Cottonwood Land & Livestock Company, a Nevada limited liability company	Print Name: Beck Properties, a California general partnership
Address: 71 Washington St.	Address: HC 60 Box 44501
City/State/Zip: Reno, NV 89503	City/State/Zip: Round Mountain, NV 89045

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00208528-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)