

DOC# 229219

03/23/2015

02:15PM

Official Record

Requested By  
FIRST CENTENNIAL - RENO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 2 Fee: \$40.00

Recorded By LH RPTT: \$780.00

Book- 0577 Page- 0347



0229219

APN: 007-360-02

007360-10

Escrow No. 00209656 - 001 - 06

RPTT \$780.00

When Recorded Return to:

Robert F. Beck and Karen A. Beck, trustees of  
the Beck Family Trust dated April 19, 2005

HC 60 Box 44501

Round Mountain, NV 89045

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,  
Cottonwood Land and Livestock Company, Inc., a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to  
Robert F. Beck and Karen A. Beck, trustees of the Beck Family Trust dated April 19, 2005

all that real property situate in the County of Eureka, State of Nevada, described as follows:

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining. Including Water Right Certificate Nos. V02888 &  
V09333 and any grazing rights appurtenant to subject property.

Witness my/our hand(s) this 20<sup>th</sup> day of March, 2015

Cottonwood Land and Livestock  
Company, Inc.

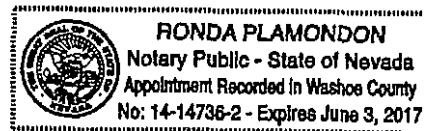
Peter G. Lzaetich  
Peter G. Lzaetich, managing member

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on 3/20/15,

by Peter G. Lzaetich,  
Ronda Plamondon

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

EXHIBIT "A"

**LEGAL DESCRIPTION**

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

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

Section 21: S1/2NE1/4; N1/2NW1/4; SE1/4NW1/4; N1/2SE1/4; SE1/4SE1/4;

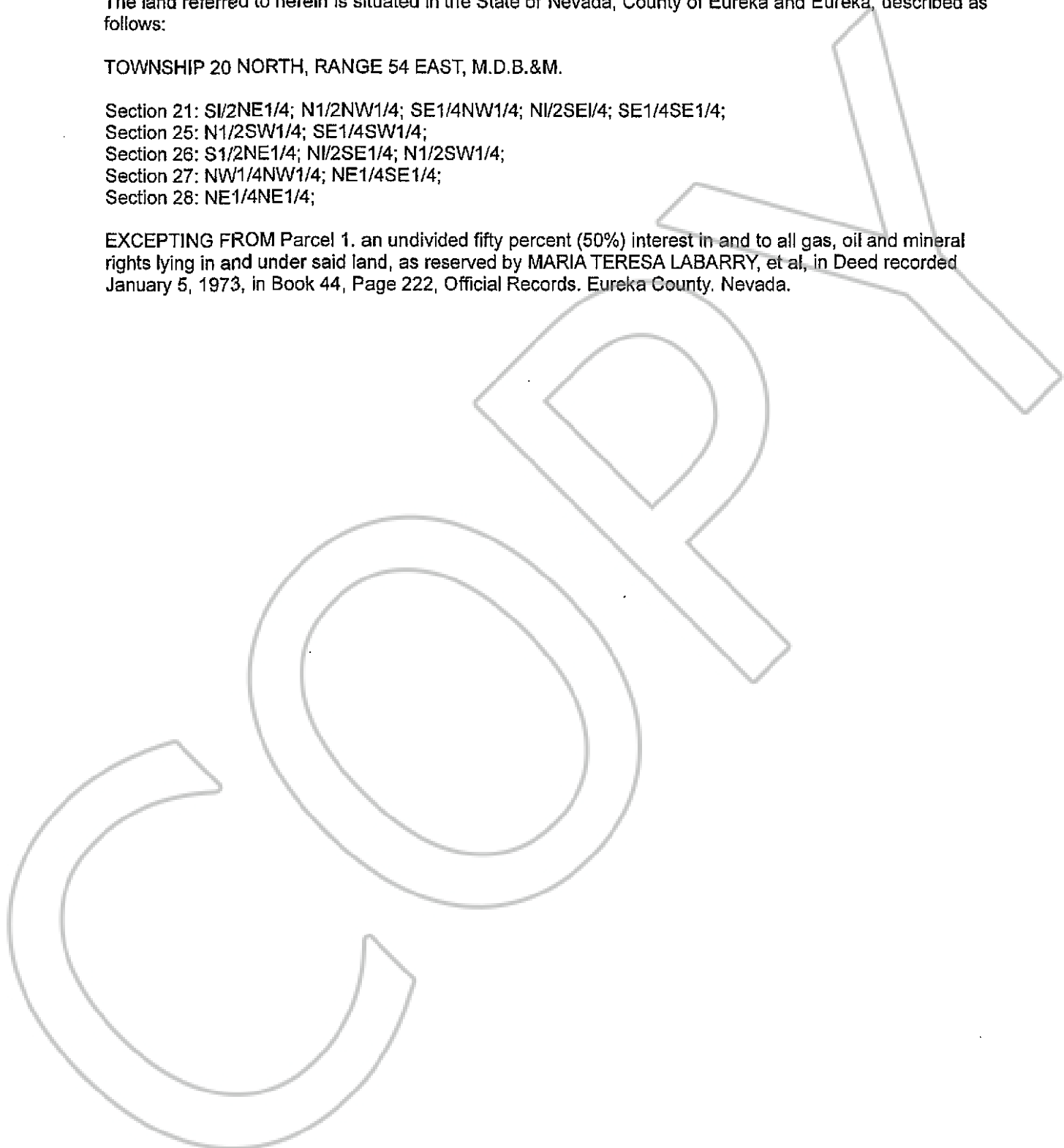
Section 25: N1/2SW1/4; SE1/4SW1/4;

Section 26: S1/2NE1/4; N1/2SE1/4; N1/2SW1/4;

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

Section 28: NE1/4NE1/4;

EXCEPTING FROM Parcel 1. 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.



229219

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1. APN: 007-360-02  
007360-10

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

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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: \$200,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$200,000.00  
 Real Property Transfer Tax Due: \$780.00

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 <i>Rt G. Taylor</i>	Capacity <i>Grantor</i>
Signature	Capacity
SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
Print Name: Cottonwood Land and Livestock Company, Inc.	Print Name: Robert F. Beck and Karen A. Beck, trustees of the Beck Family Trust dated April 19, 2005
Address: 71 Washington Street	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 # 00209656-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)