

APN: 007-280-01 007-090-04
007-150-03 007-080-04
007-150-01 Master - 007-080-04

DOC# 229255

04/14/2015

01:51PM

Official Record

Requested By

WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 5

Fee: \$18.00

Recorded By LH

RPTT: \$0.00

Book- 0578 Page- 0037

Mailing Address of Grantee or Other Person

Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801



0229255

*Verified Certificate from State
OK*

Mail Tax Statements to:

MW Cattle, LLC
HC 62 Box 62311
Eureka, NV 89316

Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Donna L. Mitchell

Legal Secretary

Name

Title

Donna L. Mitchell
Signature

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor does hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Grantee:

Grantor: MW Cattle Co, a Nevada corporation

Grantee: MW Cattle, LLC, a Nevada limited liability company

Taking title as: Company name

Estate conveyed: Fee simple

Legal description of property conveyed:

Parcel No. 1: (Eureka County)

APN: 007-280-01 007-090-04
007-150-03 007-080-04
007-150-01 Master - 007-080-04

TOWNSHIP 20 NORTH, RANGE 49 EAST, MDB&M.

Section 8: N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 9: SW $\frac{1}{4}$

Section 15: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 16: NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING from the S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, all the oil and gas, potash and sodium lying in and under said land as reserved by THE UNITED STATES OF AMERICA, by Patent recorded December 2, 1965, in Book 9, Page 195, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas or other mineral rights of any name or nature owned by the sellers on June 3, 1966, as reserved by PIETRINA ETCHEGARAY, et al., in Deed recorded June 20, 1966, in Book 11, Page 37, Official Records, Eureka County, Nevada.

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



229255

Book: 578 04/14/2015
Page: 38 2 of 5

TOWNSHIP 21 NORTH, RANGE 48 EAST, MDB&M.

Section 10: NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 35: NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM an undivided one-half interest in and to all petroleum, oil, natural gas or other hydro-carbon substances and any and all other mineral, minerals or mineral rights owned or possessed by the Grantor lying in and under said land as reserved by PETE ETCHEVERY in Deed recorded May 10, 1965, in Book 7, Page 236, Official Records, Eureka County, Nevada.

TOWNSHIP 22 NORTH, RANGE 48 EAST, MDB&M.

Section 36: W $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; Lots 1, 2, 3 and 4

TOWNSHIP 22 NORTH, RANGE 49 EAST, MDB&M.

Section 31: Lots 1 and 2

EXCEPTING from the W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 1, 2 and 3 of Section 36, one-half of all oil, gas or other mineral rights of any name or nature owned by sellers on June 3, 1966, as reserved by PIETRINA ETCHEGARAY, et al., in Deed recorded June 20, 1966, in Book 11, Page 37, Official Records, Eureka County, Nevada.

EXCEPTING from Lot 4 of Section 36, Township 22 North, Range 48 East, MDB&M., and Lots 1 and 2 of Section 31, Township 22 North, Range 49 East, MDB&M., all mineral deposits lying in and under said land as reserved by THE UNITED STATES OF AMERICA by Patent recorded October 18, 1984, in Book 129, Page 115, Official Records, Eureka County, Nevada.

Parcel No. 2: (Lander County)

APN: 005-310-02

TOWNSHIP 21 NORTH, RANGE 48 EAST, MDB&M.

Section 19: SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 29: N $\frac{1}{2}$ N $\frac{1}{2}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 30: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 2 of 4



229255

Book: 578 04/14/2015
Page: 39 3 of 5

EXCEPTING THEREFROM an undivided one-half interest in and to all petroleum, oil, natural gas or other hydro-carbon substances, and any and all other mineral, minerals or mineral rights owned or possessed by the Grantor lying in and under said land as reserved by PETE ETCHEVERY, in Deed recorded April 30, 1965, in Book 7, Page 260, Official Records, Lander County, Nevada.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record in connection with either or both of the above parcels.

TOGETHER with any and all buildings and improvements situate on either or both of the above parcels.

TOGETHER with all minerals, oil, gas and geothermal rights owned by the first party, if any, in connection with either or both of the above parcels.

TOGETHER with all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use, in connection with either or both of the above parcels.

TOGETHER with all BLM and National Forest range and grazing right permits and privileges, and range water and range watering rights of every name, nature, kind and description appurtenant to and used in connection with any of the above described property.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, in connection with either or both of the above parcels.

[Signature and Notarization on Following Page]

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 3 of 4



229255

Book: 578 04/14/2015
Page: 40 4 of 5

GRANTOR:

M W CATTLE CO., a Nevada corporation

DATED: April 14, 2015

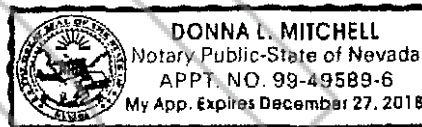
By: _____

John West Colby II
John West Colby II, President

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

This instrument was acknowledged before me on April 14, 2015, by **John West Colby II**, as President of M W Cattle Co., a Nevada corporation.

Donna L. Mitchell
NOTARY PUBLIC



15030741dlm.wpd

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 4 of 4



229255

Book: 578 04/14/2015
Page: 41 5 of 5

State of Nevada
Declaration of Value

DOC# DV-229255

04/14/2015

01:51PM

Official Record

FOR R	Requested By WILSON BARROWS SALYER JONES
Document:	Eureka County - NV
Book:	Sara Simmons - Recorder
Date of R	Page: 1 of 1 Fee: \$18.00 Recorded By LH PRTT: \$0.00
Notes:	

1. Assessor Parcel Number(s)

- a) 007-280-01 007-090-04
b) 007-150-03 007-080-04
c) 070-150-01 Master 007-080-04
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 _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value per NRS 375.010, Section 2:

Real Property Transfer Tax Due:

\$ _____
\$ _____
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 1

b. Explain Reason for Exemption: A mere change in identity, such as a transfer between a business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business has identical ownership.

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 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 Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: MW Cattle Company
Address: HC 62 Box 62311
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MW Cattle, LLC
Address: HC 62 Box 62311
City: Eureka
State: NV Zip: 89316

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows Salyer Jones Escrow # _____
Address: 442 Court Street
City: Elko State: NV Zip: 89801