


A.P.N. No.:	007-210-28
R.P.T.T.	\$1,755.00
Escrow No.:	01415-15600
<b>Recording Requested By:</b>	
<b>Stewart Title</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
J. W. L Properties LLC	
PO Box 231	
Smith, NV 89430	

**DOC# 229574**  
06/16/2015 11:53AM  
**Official Record**  
Requested By  
**STEWART TITLE ELKO**  
**Eureka County - NV**  
**Sara Simmons - Recorder**  
Page: 1 of 3 Fee: \$16.00  
Recorded By LH RPTT: \$1,755.00  
Book- 0579 Page- 0301



0229574

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John D. Troyer and Louise R. Troyer, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **J. W. L Properties LLC, a Nevada limited liability company**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

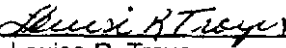
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

TOGETHER WITH all water, water rights, rights to use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed in connection with the use of said lands, including but not limited to the following water permit: Application #20487, Certificate# 7352.

TOGETHER WITH all pivots, motors, pumps, panels and other improvements situate on the aforesaid real property which shall include: Hay Barn, Storage Barn, and Fuel Tanks

Dated: 5-21-15

  
\_\_\_\_\_  
John D. Troyer

  
\_\_\_\_\_  
Louise R. Troyer

State of OREGON )  
 ) ss.  
County of LINN )

This instrument was acknowledged before me on the 21 day of May, 2015  
By: John D. Troyer and Louise R. Troyer

Signature:   
Notary Public



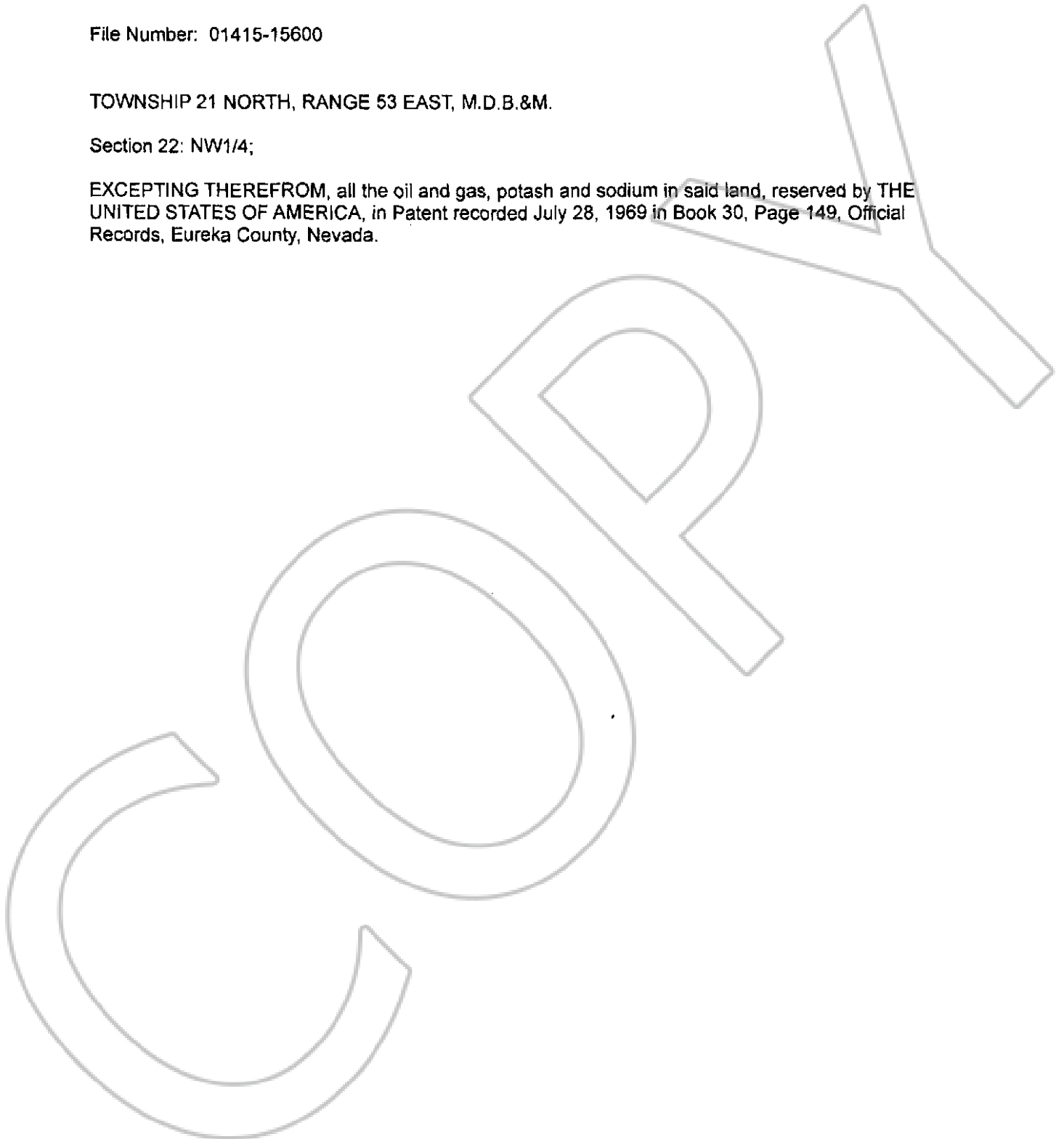
**EXHIBIT "A"  
LEGAL DESCRIPTION**

File Number: 01415-15600

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 22: NW1/4;

EXCEPTING THEREFROM, all the oil and gas, potash and sodium in said land, reserved by THE UNITED STATES OF AMERICA, in Patent recorded July 28, 1969 in Book 30, Page 149, Official Records, Eureka County, Nevada.



(One inch Margin on all sides of Document for Recorder's Use Only)

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Book: 579 06/16/2015  
Page: 303 3 of 3

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC# DV-229574

06/16/2015 11:53AM

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1

Fee: \$16.00

Recorded By LH

PRTT: \$1,755.00

1. Assessor Parcel Number(s)

- a) 007-210-28
- 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 Water Rights

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property

\$450,000.00

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

Transfer Tax Value: \$450,000.00

Real Property Transfer Tax Due: \$1,755.00

4. If Exemption Claimed:

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

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

5. Partial Interest Percentage being transferred: 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 \_\_\_\_\_ Capacity Grantor  
John D. Troyer

Signature \_\_\_\_\_ Capacity Grantee  
J. W. L Properties LLC, a Nevada limited liability company

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: John D. Troyer, et ux  
Address: HC 62 BOX 62126  
City: Eureka  
State: NV Zip: 89316

Print Name: J. W. L Properties LLC  
Address: PO Box 231  
City: Smith  
State: NV Zip: 89430

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

Print Name: Stewart Title Company Escrow #: 01415-15600  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED.