

DOC# 229603

07/01/2015

08:16AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3

Fee: \$16.00

Recorded By LH

RPTT: \$1,326.00

Book- 0580 Page- 0024

A.P.N. No.:	007-350-03
R.P.T.T.	\$1,326.00
Escrow No.:	01415-17199
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Fred A. Rogne	
1688 Manchester Circle	
Fallon, NV 89406	



0229603

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Cottonwood Land and Livestock Company, L.L.C., a Nevada limited liability company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Fred A. Rogne and Lela K. Rogne, husband and wife as joint tenants

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.

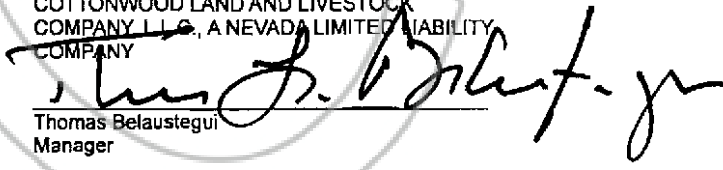
SUBJECT TO:

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.

Dated: June 17, 2015

COTTONWOOD LAND AND LIVESTOCK
COMPANY, L.L.C., A NEVADA LIMITED LIABILITY
COMPANY


Thomas Belaustegui
Manager

Pete Lazetich
Pete Lazetich
Manager

State of Nevada)
County of Washoe) ss.

This instrument was acknowledged before me on the 17th day of June 2015
By: Thomas Belaustegui and Pete Lazetich

Signature: Claudia F. Zaehring
Notary Public



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

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EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 01415-17199

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

Section 9: S1/2NE1/4; SE1/4NW1/4; NE1/4SW1/4,
Section 10: SE1/4NW1/4, Lot 2 (SW1/4NW1/4);

Portions of Sections 9 and 10, Township 20 North, Range 54 East, M.D.B.&M. are also described as Lots 1 through 14, inclusive, of Map of Division of Land into Large Parcels for Cottonwood Land and Livestock Co., filed in the Office of the County Recorder of Eureka County, State of Nevada on October 6, 1995, as File No. 159500 and amendment thereof recorded March 28, 1997 as File No. 166368.

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.

TOGETHER WITH water rights of Cottonwood Creek (Red Rock Springs), Application No. 2289/2157, Certificate No. 165, Township 20 North, Range 54 East, Section 10, SWNE, 40 acres, Township 20 North, Range 54 East, Sections 5, 9, and 10, Duty 0.4 CFS.



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 007-350-03

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sale Price of Property

\$340,000.00

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

\$340,000.00

Real Property Transfer Tax Due:

\$1,326.00

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

Cottonwood Land and Livestock Company, L.L.C., a
Nevada limited liability company

Signature

Capacity Grantee

Fred A. Rogne

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottonwood Land and Livestock
Company, L.L.C., a Nevada limited
liability company

Address: 71 Washington Street

City: Reno

State: NV Zip: 89503

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fred A. Rogne, et ux

Address: 1688 Manchester Circle

City: Fallon

State: NV Zip: 89406

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

Print Name: Stewart Title Company

Escrow #: 01415-17199

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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b) _____
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Signature _____ Capacity Grantor

Cottonwood Land and Livestock Company, L.L.C., a
Nevada limited liability company

Signature _____ Capacity Grantee

Fred A. Rogne

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(REQUIRED)

Print Name: Cottonwood Land and Livestock
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liability company
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State: NV Zip: 89503

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(REQUIRED)

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City: Fallon
State: NV Zip: 89406

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

Print Name: Stewart Title Company Escrow #: 01415-17199
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801