

A.P.N. 007-200-31  
R.P.T.T. \$95.55  
Escrow No. 76011  
Recording Requested By:  
Cow County Title Co.  
Mall Tax Statements To:  
Same as below  
When Recorded Mail To:  
RUTH MARTIN RANCHES, LLC  
PO Box 227  
Eureka NV 89316

DOC# 229744  
08/12/2015 11:37AM

**Official Record**

Requested By  
COW COUNTY TITLE CO.  
Eureka County - NV  
Sara Simmons - Recorder  
Page: 1 of 2 Fee: \$15.00  
Recorded By LH RPTT: \$95.55  
Book- 0582 Page- 0068



0229744

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **VICKI BUCHANAN**, a married woman as her sole and separate property

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RUTH MARTIN RANCHES, LLC**, a Nevada limited liability company and to the assigns of such Grantee forever, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

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

Section 13, Township 21 North, Range 53 East, M.D.B. & M., Eureka County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 007-200-31

**SUBJECT TO:**

1. Taxes for 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 this 5<sup>th</sup> day of August, 2015

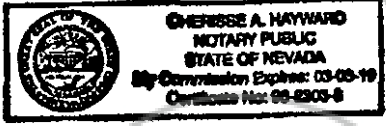
(One Inch Margin on all sides of Document for Recorder's use Only)

*Vicki Buchanan*  
VICKI BUCHANAN

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on this 5<sup>th</sup>  
day of August, 2015 by VICKI BUCHANAN

Signature: *Cherise A. Hayward*  
Notary Public



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



229744

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08/12/2015

11:37AM

STATE OF NEVADA  
DECLARATION OF VALUE

Official Record

Requested By

COW COUNTY TITLE CO.

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1 Fee: \$15.00

Recorded By LH PRTT: \$95.55

Notes:

1. Assessor Parcel Number(s)

- a) 007-200-31
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- |  |                 |                             |                         |
|--|-----------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/>            | Vacant Land     | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/>            | Condo/Twnhse    | d) <input type="checkbox"/> | 2-4 Plex                |
| e) <input type="checkbox"/>            | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial   |
| g) <input checked="" type="checkbox"/> | Agricultural    | h) <input type="checkbox"/> | Mobile Home             |
| i) <input type="checkbox"/>            | Other _____     |                             |                         |

3. Total Value/Sales Price of Property

\$0.00

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

Transfer Tax Value 34,145.30

Real Property Transfer Tax Due: 95.55

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 % of her 50% interest

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: *Vicki Buchanan*  
Vicki Buchanan

Capacity: Seller/Grantor

Signature: \_\_\_\_\_ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

Print Name: VICKI BUCHANAN  
Address: PO Box 227  
City/State/Zip Eureka NV 89316

BUYER (GRANTEE) INFORMATION

Print Name: RUTH MARTIN RANCHES, LLC  
Address: PO Box 227  
City/State/Zip Eureka NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 76011  
Address: 761 S. Raindance Drive  
Pahrump, Nevada 89048