

|                                |  |
|--------------------------------|--|
| <b>A.P.N. No.:</b>             | 007-350-06, 007-360-04,<br>007-360-05, 007-360-06, and<br>007-360-07 |
| <b>R.P.T.T.</b>                | \$780.00   |
| <b>Escrow No.:</b>             | 01415-17990  |
| <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>  |  |
| Joseph Dwight Bingham          |  |
| 340 Juniper Hill Rd            |  |
| Reno, NV 89519                 |  |

**DOC# 229826**  
09/02/2015 02:50PM  
**Official Record**  
Requested By  
STEWART TITLE ELKO  
**Eureka County - NV**  
**Sara Simmons - Recorder**  
Page: 1 of 2 Fee: \$15.00  
Recorded By LH RPTT: \$780.00  
Book- 0583 Page- 0426



0229826

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Cottonwood Land and Livestock Company L.L.C., a Nevada limited liability company, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joseph Dwight Bingham and Karen Rose Bingham, as Trustees of the Bingham Revocable Living Trust dated April 8, 1999**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

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

Section 15: W1/2SW1/4;  
Section 16: E1/2SE1/4;  
Section 22: S1/2NE1/4; NW1/4NW1/4; SE1/4NW1/4;  
Section 23: SW1/4NE1/4;  
Section 24: NW1/4SW1/4;

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.

**\*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: 9/1/15

COTTONWOOD LAND & LIVESTOCK CO. LLC  
Peter Lazetich  
Peter Lazetich, Manager

State of Nevada )  
County of Washoe ) ss.

This instrument was acknowledged before me on the 1 day of September, 2015  
By: Cottonwood Land & Livestock Co. LLC

Signature: [Signature]  
Notary Public



Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1

Fee: \$15.00

Recorded By LH

PRTT: \$780.00

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 007-350-06
- b) 007-360-04
- c) 007-360-05
- d) 007-360-06

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 \$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 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 *Pete Lazetic* Capacity *Manager*  
 Pete Lazetic

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
 Joseph Bingham and Karen Bingham, as Trustees  
 of the Bingham Revocable Living Trust

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

|  |                                     |
|--|-------------------------------------|
| Print Name: <u>Cottonwood Land &amp; Livestock Co. LLC</u> | Print Name: <u>Joseph Bingham</u>   |
| Address: <u>71 Washington St</u>                           | Address: <u>340 Juniper Hill Rd</u> |
| City: <u>Reno</u>  | City: <u>Reno</u>                   |
| State: <u>NV</u> Zip: <u>89503</u>                         | State: <u>NV</u> Zip: <u>89519</u>  |

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

Print Name: Stewart Title Company Escrow #: 01415-17990  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801