

A.P.N. No.:	007-350-06, 007-360-04, 007-360-05, 007-360-06, and 007-360-07
R.P.T.T.	\$780.00
Escrow No.:	01415-17990
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
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)

) ss.

County of Washoe)

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 Plexe) ☐ Apt. Bldg f) ☐ Comm'l/Ind'lg) ☐ Agricultural h) ☐ Mobile Homei) ☐ 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 Lazetich

Capacity

Manager

Signature

Joseph Bingham and Karen Bingham, as Trustees
of the Bingham Revocable Living Trust

Capacity

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottonwood Land & Livestock Co. LLC
Address: 71 Washington St
City: Reno
State: NV Zip: 89503

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph Bingham
Address: 340 Juniper Hill Rd
City: Reno
State: NV Zip: 89519

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

Print Name: Stewart Title Company
Address: 810 Idaho Street
City: Elko

Escrow #: 01415-17990

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED