

A.P.N. No.:	007-350-01
R.P.T.T.	\$280.80
Escrow No.:	01415-19983
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Norman C. Fitzwater	
PO Box 15	
Eureka, NV 89316	

DOC# 230956
02/16/2016 01:38PM
Official Record
Requested By
STEWART TITLE ELKO
Eureka County - NV
Sara Simmons - Recorder
Page: 1 of 4 Fee: \$17.00
Recorded By LH RPTT: \$280.80
Book- 0588 Page- 0294

0230956

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Cottonwood Land & Livestock Company, LLC, a Nevada Limited Liability Company

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

Norman C. Fitzwater and Kindy L. Fitzwater, as 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.

TOGETHER WITH all water and water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property, including but not limited to Application Number 1937, Certificate Number 43.

TOGETHER WITH all mineral rights owned by the Grantor, if any.

Dated: Feb 8, 2014

COTTONWOOD LAND & LIVESTOCK COMPANY,
LLC, A NEVADA LIMITED LIABILITY COMPANY


Thomas L. Belaustagui, Manager

Peter G. Lazetich, Manager

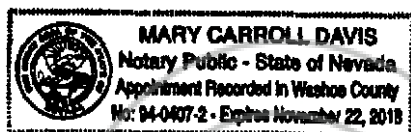
State of Nevada

County of Elko ~~WASHOE~~

)
) ss.
)

This instrument was acknowledged before me on the 8th day of February, 2016
By: Thomas L. Belaustagui and ~~Peter G. Lazetich~~

Signature: _____
Notary Public



COTTONWOOD LAND & LIVESTOCK COMPANY,
LLC, A NEVADA LIMITED LIABILITY COMPANY

Thomas L. Belaustagui, Manager

Peter G. Lazetich, Manager

State of Nevada

)
) ss.

County of ~~Elko~~ WASHOE

This instrument was acknowledged before me on the 8th day of February, 2016
By: ~~Thomas L. Belaustagui and~~ Peter G. Lazetich

Signature: 

Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 01415-19983

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

Section 3: Lot 5 (SW1/4NW1/4);

Section 4: S1/2NE1/4;

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.

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

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-350-01
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 _____

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FOR RECORDERS OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property

\$72,000.00

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: **\$72,000.00**

Real Property Transfer Tax Due: **\$280.80**

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

[Signature]

Capacity Grantor

Cottonwood Land & Livestock Company, LLC, a
Nevada Limited Liability Company

Signature

Norman C. Fitzwater

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottonwood Land & Livestock
Company, LLC, a Nevada Limited
Liability Company
Address: 71 Washington Street
City: Reno
State: NV Zip: 89503

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Norman C. Fitzwater, et ux
Address: PO Box 15
City: Eureka
State: NV Zip: 89316

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

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

Escrow #: 01415-19983

State: NV Zip: 89801