

DOC # 0233735

08/11/2017

01:18 PM

Official Record

Recording requested By
ROBERT WINES

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: \$17.55 Recorded By: LH
Book- 605 Page- 0135



0233735

APN: 003-432-03

When Recorded return to:

James M. Kline
P.O. Box 553
Carlin, NV 89822

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 29 day of July, 2017, by and between UHALDE LAND, LLC, a Nevada limited liability company, Grantor; and JAMES M. KLINE, an unmarried man, Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, as his sole and separate property, and to successors and assigns of the surviving Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings and improvements situate thereon.

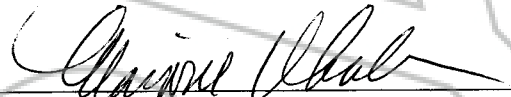
TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

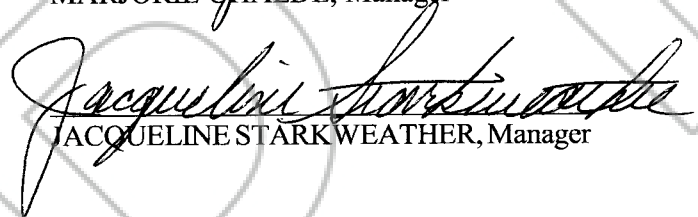
SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

UHALDE LAND, LLC


MARJORIE UHALDE, Manager

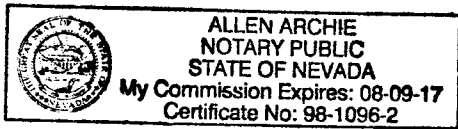

JACQUELINE STARKWEATHER, Manager

NOTARIES ON FOLLOWING PAGE



STATE OF NEVADA)
 : ss.
COUNTY OF WASATCH)

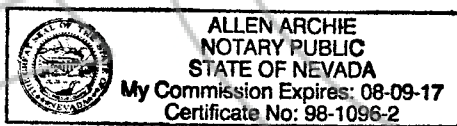
On this 29 day of JULY, 2017, personally appeared before me, a Notary Public, MARJORIE UHALDE, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument as Manager for UHALDE LAND, LLC.



[Signature]
NOTARY PUBLIC
Commission Expires 08/09/2017

STATE OF NEVADA)
 : ss.
COUNTY OF WASATCH)

On this 29 day of JULY, 2017, personally appeared before me, a Notary Public, JACQUELINE STARKWEATHER, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument as Manager for UHALDE LAND, LLC.



[Signature]
NOTARY PUBLIC
Commission Expires 08/09/2017



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EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Parcel 8 as shown on that certain Map of Division Into large Parcels for Cattlemens Title Guarantee and Cattlemens Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Sections 12 and 13, Township 31 North, Range 49 East, M.D.B.&M.

EXCEPTING THEREFROM 25% of all oil, gas and minerals as reserved by Joseph H. Henion and Virginia W. Henion, in deed recorded August 15, 1957, in Book 25, Page 169, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, minerals and fissionable materials as reserved by William H. Parker and Elaine Jule Parker in deed recorded June 8, 1961, in Book 26, Page 71, Deed Records of Eureka County, Nevada.



**State of Nevada
Declaration of Value**

DOC # DV-233735

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Official Record

1. **Assessor Parcel Number(s)**
a) 003-432-03 _____
b) _____
c) _____
d) _____

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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 _____

3. **Total Value/Sales Price of Property:** \$ 4,500.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value per NRS 375.010, Section 2: \$ 4,500.00
Real Property Transfer Tax Due: \$ 17.55

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. **Partial Interest:** Percentage being transferred: _____ %

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 Robert J. Wines Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Uhlade Land, LLC
Address: 1975 Palisade Dr.
City: Reno
State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James M. Kline
Address: P.O. Box 553
City: Carlin
State: NV Zip: 89822

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____
Address: 687 6th Street, Suite 1
City: Elko State: NV Zip: 89801