

APN: 003-432-03

When Recorded return to:

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

**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



## 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.

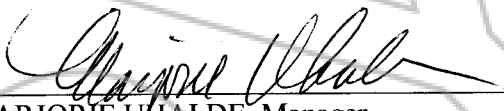
TOGETHER WITH the tenements, hereditament and appurtenances thereunto  
belonging or in anywise appertaining, the reversion and reversions, remainder and  
remainders, rents, issues and profits thereof.

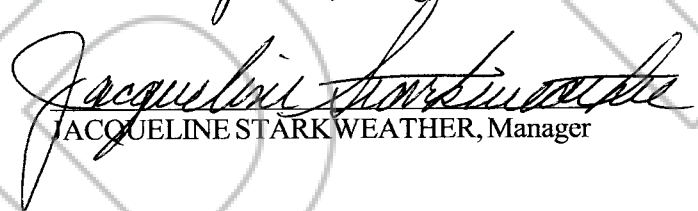
SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights  
of way, reservations and rights, and other matters evidenced by documents of record.

**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

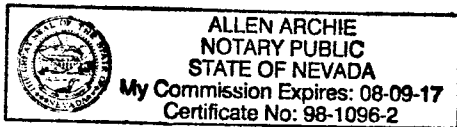
  
MARJORIE UHALDE, Manager

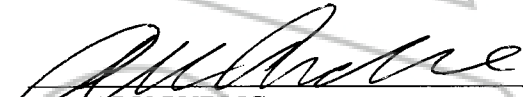
  
JACQUELINE STARKWEATHER, Manager

NOTARIES ON FOLLOWING PAGE

STATE OF NEVADA            )  
  : ss.  
COUNTY OF WASIOE    )

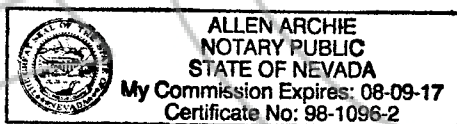
On this 29 day of JULY, 2017, personally appeared before me, a Notary Public,  
MARJORIE UHALDE, known or proved to me to be said person, who acknowledged that she  
executed the foregoing instrument as Manager for UHALDE LAND, LLC.

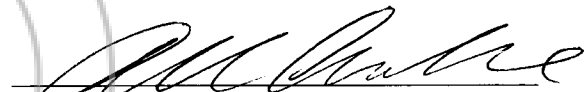


  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires 08/09/2017

STATE OF NEVADA            )  
  : ss.  
COUNTY OF WASIOE    )

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.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires 08/09/2017



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Book **605**  
Page: **137**

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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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Page 1 of 1 Fee: \$17.00  
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**1. Assessor Parcel Number(s)**

- a) 003-432-03  
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 \_\_\_\_\_

**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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)