

A.P.N. No.:	008-320-02, 008-040-01 AND 008-120-01
Escrow No.:	01415-25960
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
John C. Gretlein	
2319 Caserta Ct.	
Henderson, NV 89074	

EUREKA COUNTY, NV
RPTT:\$14933.10 Rec:\$24.00
\$14,957.10 Pgs=11
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

2017-233801

08/31/2017 11:38 AM

(for recorders use only)


GRANT, BARGAIN AND SALE DEED
(Title of Document)

Please complete Affirmation Statement below:

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____
(State specific law)



Signature

Pamela J. Greave

Printed Name



Title

This page added to provide additional information required by NRS.111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fees applies)

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEE:

Grantors: FISH CREEK RANCH, LLC, a Nevada limited liability company (as to PARCELS 3 AND 4);
WISE FAMILY DEVELOPMENT, LLC, a Nevada limited liability company (as to PARCEL 2);
LKW LAND LLC, a Nevada limited liability company (as to PARCEL 1).

Grantee: JOHN C. GRETLEIN, a single man

Taking title as: JOHN C. GRETLEIN, as his sole and separate property

Estate conveyed: Fee simple

Legal description of property conveyed:

See **Exhibit A** attached hereto for a description of the real property being conveyed herein.

APN: 008-320-02; 008-040-01; 008-120-01

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH any and all water, water rights, rights to use of the water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, now or hereafter used or enjoyed in connection therewith, for irrigation, stock-watering, domestic or any other use, or for drainage of all or any part of the real property, together with all rights and ownership in any water stock owned in connection with the right to receive water for use upon or in connection with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells, pivots, and all

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

other means for the diversion or use of water appurtenant to the real property, or any part thereof, together with any and all easements and rights-of-way for maintenance, repair, and operation of diversion structures and ditch systems. Such water rights include, without limitation, those included as part of **Exhibit B**, attached hereto.

TOGETHER WITH all rock, land, gravel removal and ownership rights.

TOGETHER WITH Seller's oil, gas, hard rock, and other mineral and geothermal rights of every name or nature and any payments due thereon after the closing date.

SUBJECT TO any and all taxes and assessments, reservations, exceptions, easements, rights and/or rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record or actually existing on such premises.

Dated this 18 day of July, 2017

GRANTOR:

**FISH CREEK RANCH, LLC, a Nevada
limited liability company**

By: _____

**JAMES K. WISE
MANAGING MEMBER**

GRANTOR:

WISE FAMILY DEVELOPMENT, LLC

By: _____

**JAMES K. WISE
MANAGEMENT COMMITTEE, MANAGER**

By:

BETTE JEAN PEDERSON
MANAGEMENT COMMITTEE, MANAGER

GRANTOR:

LKW LAND LLC

By: WISE FAMILY DEVELOPMENT, LLC,
Its Managing Member

By:



JAMES K. WISE
MANAGEMENT COMMITTEE, MANAGER

By:

BETTE JEAN PEDERSON
MANAGEMENT COMMITTEE, MANAGER

[NOTARIZATION APPEARS ON FOLLOWING PAGE]

By: Bette Jean Pederson
BETTE JEAN PEDERSON
MANAGEMENT COMMITTEE, MANAGER

GRANTOR:

LKW LAND LLC
By: WISE FAMILY DEVELOPMENT, LLC,
Its Managing Member

By: _____
JAMES K. WISE
MANAGEMENT COMMITTEE, MANAGER

By: Bette Jean Pederson
BETTE JEAN PEDERSON
MANAGEMENT COMMITTEE, MANAGER

[NOTARIZATION APPEARS ON FOLLOWING PAGE]

STATE OF NEVADA)
) ss.
COUNTY OF Eureka)
~~ELKO~~

On July 18, 2017, 2017, personally appeared before me, a Notary Public, **JAMES K. WISE**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument as Managing Member of Fish Creek Ranch, LLC, as Management Committee, Manager, of Wise Family Development, LLC, and as Management Committee, Manager, of LKW Land LLC.



Kathy Bacon-Bowling
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On _____, 2017, personally appeared before me, a Notary Public, **BETTE JEAN PEDERSON**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument as Management Committee, Manager, of Wise Family Development, LLC, and as Management Committee, Manager, of LKW Land LLC.

NOTARY PUBLIC

17060251.s kj

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

On _____, 2017, personally appeared before me, a Notary Public, **JAMES K. WISE**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument as Managing Member of Fish Creek Ranch, LLC, as Management Committee, Manager, of Wise Family Development, LLC, and as Management Committee, Manager, of LKW Land LLC.

NOTARY PUBLIC

Utah
STATE OF ~~NEVADA~~)
Washington) ss.
COUNTY OF ~~ELKO~~)

On 10 July, 2017, personally appeared before me, a Notary Public, **BETTE JEAN PEDERSON**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument as Management Committee, Manager, of Wise Family Development, LLC, and as Management Committee, Manager, of LKW Land LLC.

Katrina Blazevic

NOTARY PUBLIC



17060251.skg

EXHIBIT A

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

PARCEL 1: (Eureka County)

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 30: NW1/4NE1/4; NE1/4NW1/4;

PARCEL 2: (Eureka County)

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: W1/2NE1/4; E1/2NW1/4; SW1/4NW1/4; NW1/4SW1/4;
Section 17: SE1/4NE1/4; NE1/4SE1/4;

PARCEL 3: (Eureka County)

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: NE1/4NE1/4;

PARCEL 4: (Eureka County)

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 7: SE1/4NE1/4;
Section 8: E1/2; NW1/4NW1/4; S1/2NW1/4; N1/2SW1/4; SE1/4SW1/4;
Section 9: NE1/4NE1/4; S1/2NE1/4; NW1/4NW1/4; S1/2NW1/4; S1/2;
Section 10: N1/2; N1/2S1/2; SW1/4SE1/4; S1/2SW1/4;
Section 11: S1/2NE1/4; NW1/4; N1/2SW1/4;
Section 12: N1/2;

EXCEPTING FROM the SW1/4SE1/4 and S1/2SW1/4 of Section 10, TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M., all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value as reserved in Patent executed by the State of Nevada, recorded March 21, 1952, in Book 24 of Deeds at Page 189, Eureka County, Nevada records.

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 6: S1/2SW1/4;
Section 7: Lots 1 and 2 of the NW1/4;

EXHIBIT B

Fish Creek Ranch Water Rights

Fish Creek Ranch-Ardans Hydrographic Abstract- from Nevada Division of Water Resources

Rank	App	Prey App	Cert	File Date	Source	Status	Cor. Dir.	Cor.	Sec.	Township	Range	Div. Rate (CFS)	Use	Sup.	Priority Date	Annual Duty	Owner
155A	13723		3987	5/16/1951	SPR	CER	SE	NW	08	16N	53E	13	IRR		5/16/1951	3174.4	FISH CREEK RANCH LLC
155A	2465		396	7/16/1912	SPR	CER	SE	NW	08	16N	53E	0.985	IRR	Y	7/16/1912	356.57	FISH CREEK RANCH LLC
155A	4889		973	2/4/1918	STR	CER	SE	NW	08	16N	53E	0.663	IRR		2/4/1918	199.5	FISH CREEK RANCH, LLC
155A	64648			12/1/1998	SPR	PER	SE	NW	08	16N	53E	5.2	IRR		12/1/1998	1472.73	FISH CREEK RANCH LLC
155A	64649			12/1/1998	SPR	PER	NW	NW	08	16N	53E	0.21	IRR		12/1/1998	63	FISH CREEK RANCH LLC
155A	84851T	13723		2/20/2015	SPR	WDR	SE	NW	08	16N	53E	0.0244	CON		5/16/1951	4.6033	FISH CREEK RANCH LLC

Fish Creek Ranch – Bartine Ranch Hydrographic Abstract- Nevada Division of Water Resources

Rank	App	Prey App	Cert	File Date	Source	Status	Cor. Dir.	Cor.	Sec.	Township	Range	Div. Rate (CFS)	Use	Sup.	Priority Date	Annual Duty	Owner
139	79962			6/29/2010	UG	PER	NE	SE	17	19N	50E	3.2	IRR	Y	6/29/2010	1120	WISE FAMILY DEVELOPMENT LLC
139	79963			6/29/2010	UG	PER	SE	NE	17	19N	50E	3.2	IRR	Y	6/29/2010	1120	WISE FAMILY DEVELOPMENT LLC
139	79964			6/29/2010	UG	PER	SW	NW	16	19N	50E	3.2	IRR	Y	6/29/2010	1120	WISE FAMILY DEVELOPMENT LLC

3 records.

Fish Creek Ranch- Falkner Hydrographic Abstract- Nevada Division of Water Resources

Rank	App	Prey App	Cert	File Date	Source	Status	Cor. Dir.	Cor.	Sec.	Township	Range	Div. Rate (CFS)	Use	Sup.	Priority Date	Annual Duty	Owner
151	V09301			5/7/2001	STR	VST	NE	NE	25	18N	40E	0	IRR				FISH CREEK RANCH LLC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-320-02
b) 008-040-01
c) 008-120-01
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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property \$3,829,000.00
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$3,829,000.00
Real Property Transfer Tax Due: \$14,933.10

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 _____ Capacity Grantor
Fish Creek Ranch, LLC, a Nevada limited liability company, Wise Family Development, LLC, a Nevada limited liability company, and LKW Land LLC, a Nevada limited liability company

Signature John C. Gretlein Capacity Grantee
John C. Gretlein, a single man

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fish Creek Ranch, LLC, et al
Address: 678 E. Old Mill Rd.
City: Mesquite
State: NV Zip: 89027

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John C. Gretlein
Address: 2319 Caserta Ct
City: Henderson
State: NV Zip: 89074

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

Print Name: Stewart Title Company Escrow #: 01415-25960
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED