

<b>A.P.N. No.:</b>	007-440-18
<b>Escrow No.:</b>	01415-26792
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Lynford Miller and Susan Miller	
HC 62 Box 62155	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2017-233848</b>
RPTT:\$4680.00 Rec:\$21.00	
\$4,701.00 Pgs=8	09/20/2017 01:22 PM
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

(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)

*[Handwritten Signature]*  
Signature

Escrow Officer  
Title

Renata J. Agum  
Printed Name

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 GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEE:

**Grantor:** BURNHAM FARMS, LLC, a Nevada limited liability company.

**Grantee:** LYNFORD MILLER AND SUSAN MILLER, Trustees of THE LYNFORD AND SUSAN MILLER REVOCABLE FAMILY TRUST.

Taking title as: Trustees of THE LYNFORD AND SUSAN MILLER REVOCABLE FAMILY TRUST, as Community property with the right of survivorship.

**Estate conveyed:** Fee simple.

## Legal description of property conveyed:

See EXHIBIT A attached hereto and made a part hereof.

TOGETHER WITH all buildings and improvements situated on all of the above described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

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.

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

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**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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 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 on the list attached hereto as **EXHIBIT B** and made a part hereof.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

APNs: 007-440-18; 007-440-28; 007-440-29; 007-440-15 (Master)

**GRANTOR:**

**BURNHAM FARMS, LLC, a Nevada limited liability company**

*August*  
DATED: ~~September~~ *31*, 2017

By:   
ROBERT E. BURNHAM, Manager

*August*  
DATED: ~~September~~ *31*, 2017

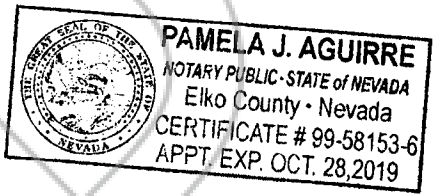
By:   
CAROL T. BURNHAM, Manager

[NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

STATE OF NEVADA, )  
 ) SS.  
COUNTY OF ELKO )

*(P.J. Aguirre)*  
On September 31, 2017, personally appeared before me, a Notary Public, **ROBERT E. BURNHAM** and **CAROL T. BURNHAM**, as Managers of **BURNHAM FARMS, LLC**, personally known (or proved) to me to be the person whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



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**EXHIBIT A**

## LEGAL DESCRIPTION

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

**PARCEL 1:**

**TOWNSHIP 21 1/2 NORTH, RANGE 54 EAST, M.D.B.&M.**

**Section 32: Lots 3 and 4; S1/2NW1/4;**

**EXCEPTING THEREFROM all oil, gas, potash and sodium lying in and under said land as reserved by the United States of America in patent recorded January 31, 1964, in Book 2, Page 400, Official Records of Eureka County, Nevada.**

**PARCEL 2:**

**Parcel 1 and 2 as shown on that certain Parcel Map for Farmers Home Administration filed in the office of the County Recorder of Eureka County, State of Nevada, on July 27, 1993, as File No. 145980, being a portion of W1/2 of Section 33, Township 22 North, Range 54 East, M.D.B.&M..**

**EXCEPTING THEREFROM all of the coal and other valuable minerals, and all fissionable materials lying in and under said land as reserved by the United States of America in patent recorded March 18, 1954, in Book 24, Page 313, Deed Records of Eureka County, Nevada.**



**EXHIBIT B**

**BURNHAM WATER RIGHTS**

The totals shown below are the totals after any change applications of the original certificated amounts. Owners of record are taken from Division of Water Resources Web Site.

**SECTION 32, T21-1/2N, R54E**

<b>PERMIT</b>	<b>CERTIFICATE</b>	<b>CFS</b>	<b>ACRE FEET</b>	<b>ACRES</b>	<b>OWNER OF RECORD</b>
40011	10594	0.15	108.59	27.40	Ronald W. & Gladys A. Blehm
40014	10596	2.19	393.04	98.26	Ronald W. & Gladys A. Blehm

(Report of Conveyance has been filed with State to update title of Permits 40011 & 40014 to Burnham Farms, LLC)

NW1/4 Permit 40011, Certificate 10594 27.40 ac.  
Permit 40014, Certificate 10596 98.26 ac.  
Permit 40011 and 40014 issued for combined diversion rate of 2.19 cfs and total combined duty of 501.59 acre feet for the Irrigation of 125.40 acres in NW1/4

**SECTION 33, T22N, R54E**

<b>PERMIT</b>	<b>CERTIFICATE</b>	<b>CFS</b>	<b>ACRE FEET</b>	<b>ACRES</b>	<b>OWNER OF RECORD</b>
20046	6545	2.7	640.0	160.0	Ronald W. & Gladys Blehm
28561	9171	2.7	520.0	130.0	Ronald W. Blehm

(Report of Conveyance has been filed with State to update title of Permits 20046 & 28561 to Burnham Farms, LLC)

NW1/4 Permit 20046, Certificate 6545 160.0 ac.  
SW1/4 Permit 28561, Certificate 9171 130.0 ac.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-440-18
- b) 007-440-28
- c) 007-440-29
- d) 007-440-15 (MASTER)

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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$1,200,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$1,200,000.00  
 Real Property Transfer Tax Due: \$4,680.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 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 *Robert E. Burnham* Capacity Grantor  
 Burnham Farms, LLC, a Nevada limited liability company

Signature *Lynford Miller* Capacity Grantee  
*Susan Miller*  
 Lynford Miller and Susan Miller, Trustees of THE LYNFORD AND SUSAN MILLER REVOCABLE FAMILY TRUST

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Burnham Farms, LLC  
 Address: HC 62 Box 62153  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Lynford Miller, et ux  
 Address: HC 62 Box 62155  
 City: Eureka  
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow #: 01415-26792  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801