

A.P.N. No.:	007-250-24
File No.:	190840
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Chuck D. Reinford	
P.O. Box 573	
Eureka, NV 89316	

EUREKA COUNTY, NV **2018-235160**
RPTT:\$6630.00 Rec:\$35.00
\$6,665.00 Pgs=6 **05/21/2018 12:05 PM**
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

(for recorders use only)

GRANT, BARGAIN AND SALE DEED

(Title of Document)


Please complete Affirmation Statement below:

- X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number 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 social security number of a person or persons as required by law: _____

(State specific law)


Signature

ESCROW OFFICER

Title

PAMELA J. AGUIRRE
Print Signature

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 fee 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 GRANTEES:

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

Grantees: CHUCK D. REINFORD and HEIDI N. REINFORD, husband and wife.

Taking title as: Community Property with Right of Survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

Township 21 North, Range 54 East, MDB&M, Section 8.

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH the following fixed personal property: all outbuildings, all fixtures, all fixed infrastructure used in livestock and farming production, and any and all fixed irrigation and sprinkling infrastructure, and any and all items of fixed personal property.

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 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

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

maintenance, repair, and operation of diversion structures and ditch systems. Such water rights include, without limitation, those included as part of **Exhibit A**, attached hereto.

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

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.

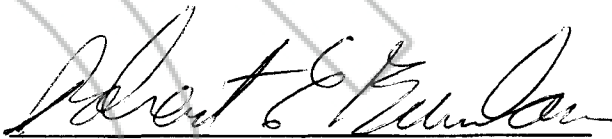
EXCEPTING THEREFROM all the oil and gas, potash, and sodium lying in and under said land as reserved by The United States of America in Patent recorded November 29, 1965, in Book 9, Page 194, and February 7, 1966, in Book 9, Page 583, Official Records, Eureka County, Nevada.

APN: 007-250-24

GRANTOR:

BURNHAM FARMS, LLC

DATED: ^{May} April 16, 2018
REB

By: 
ROBERT E. BURNHAM, Manager

DATED: ^{May} April 16, 2018
CB

By: 
CAROL T. BURNHAM, Manager

[NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

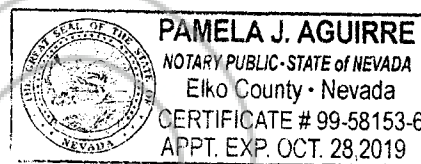
STATE OF NEVADA,)
) SS.
COUNTY OF ELKO)

On ~~April~~ ^{May} 16, 2018, personally appeared before me, a Notary Public, **ROBERT E. BURNHAM**, 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 Manager of Burnham Farms, LLC.



NOTARY PUBLIC

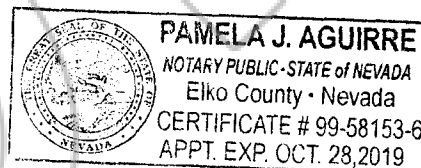
STATE OF NEVADA,)
) SS.
COUNTY OF ELKO)



On ~~April~~ ^{May} 16, 2018, personally appeared before me, a Notary Public, **CAROL T. BURNHAM**, 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 Manager of Burnham Farms, LLC.



NOTARY PUBLIC



18040331.ski.vpd

EXHIBIT A

Section 8: T21N, R54E

Water Rights

Application No.	Certificate No.			
19760	6797	SE/SE	4/18/61	1276
24272	7072	SE/SW	4/18/61	640
46505	13353	SW/NW	4/18/61	510.40
28061	8639	NW/SE	12/11/67	502.40

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-250-24
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
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property

\$ 1,700,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 1,700,000.00

d. Real Property Transfer Tax Due

\$ 6,630.00

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 _____

Burnham Farms, LLC, a Nevada Limited Liability Company

Capacity _____

GRANTOR

Signature _____

Chuck D. Reinford and Heidi N. Reinford

Capacity _____

GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Burnham Farms, LLC, a Nevada Limited Liability Company

Address: HC 62 Box 62153

City: Eureka

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chuck D. Reinford, ET UX

Address: P.O. Box 573

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow # 190840

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED