

2018-235178

05/24/2018 01:35 PM

A.P.N. No.:	007-440-15
File No.:	190787
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
L K Farm LLC	
HC 62 Box 62186	
Eureka, NV 89316	

(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 GRANTEE:

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

**Grantee:** L K FARM LLC, a Nevada limited liability company.

**Taking title as:** L K FARM LLC, a Nevada limited liability company.

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

Parcel 2 as shown on that certain Parcel Map for Robert O. and Elaine W. Burnham filed in the Office of the County Recorder of Eureka County, State of Nevada, on March 6, 1995, as File No. 157205, being a portion of Section 32, Township 22 North, Range 54 East, MDB&M.

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,

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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 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 March 9, 1965, in Book 6 of Official Records at Pages 550 and 555, Eureka County, Nevada.

APN: 007-440-15

**GRANTOR:**

**BURNHAM FARMS, LLC**

DATED: ~~April~~ <sup>May</sup> 23, 2018

By:   
**ROBERT E. BURNHAM, Manager**

DATED: ~~April~~ <sup>May</sup> 23, 2018

By:   
**CAROL T. BURNHAM, Manager**

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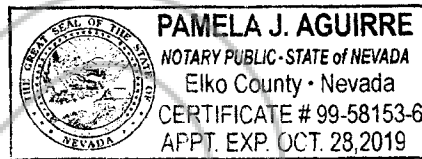
Page 2 of 3

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

*Pa May*  
On ~~April~~ 23, 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.

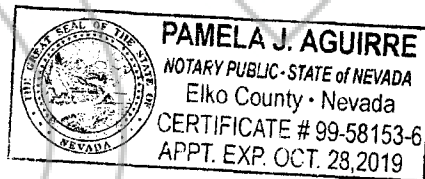
  
NOTARY PUBLIC

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



*Pa May*  
On ~~April~~ 23, 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



18040321.stj.wpd

# EXHIBIT A

Section 32: T22N, R54E

**Water Rights**

Application No.	Certificate No.			
23271	6302	SE/SE	4/22/60	1270.80
23272	6303	SW/SW	4/22/60	640
28641	9226	SW/NW	4/22/60	640
29278	9262	NW/NE	12/22/60	480

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-440-15  
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 \$ 1,800,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 1,800,000.00  
d. Real Property Transfer Tax Due \$ 7,020.00

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 \_\_\_\_\_ Capacity GRANTOR

Burnham Farms, LLC, a Nevada Limited Liability Company

Signature Krista Miller Capacity GRANTEE

L K FARM LLC, a Nevada limited liability company

**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: L K FARM LLC, a Nevada limited liability company

Address: HC 62 Box 62186

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 190787

Address: 810 Idaho St

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED