

<b>A.P.N. No.:</b>	007-260-04, 007-260-05
<b>R.P.T.T.</b>	\$507.00
<b>File No.:</b>	209326
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Tanner M. Wilker	
PO Box 944	
Eureka, NV 89316	

EUREKA COUNTY, NV **2018-235194**  
RPTT:\$507.00 Rec:\$35.00  
\$542.00 Pgs=2 06/01/2018 09:59 AM  
STEWART TITLE ELKO  
LISA HOEHNE, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cottonwood Land and Livestock Company, L.L.C.**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Tanner M. Wilker and Sherri A. Wilker, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M,

Section 34: S1/2SE1/4,  
Section 35: N1/2SE1/4; S1/2SW1/4

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

TOGETHER WITH any and all mineral rights owned by the Grantor, if any.

TOGETHER WITH 55 acre feet of water and water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property, including but not limited to Application/Permit #1958, Certificate # 0042.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 10, 2018

Cottonwood Land and Livestock Company, L.L.C., a Nevada limited liability company

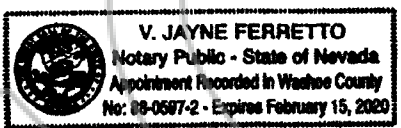
By: Thomas L. Belaustegui  
Date: 5/15/18  
Thomas L. Belaustegui, Manager

By: Pete Lazetich  
Date: 5/15/18  
Pete Lazetich, Manager

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 15th day of May, 2018  
By: Thomas L. Belaustegui as Manager of Cottonwood Land and Livestock Company, L.L.C., a Nevada limited liability company

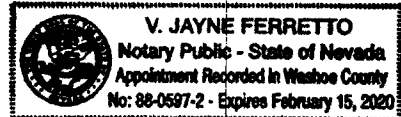
Signature: [Signature]  
Notary Public



State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 15th day of May, 2018  
By: Pete Lazetich as Manager of Cottonwood Land and Livestock Company, L.L.C., a Nevada limited liability company

Signature: [Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-260-04  
 b) 007-260-05  
 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                      \$ 130,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 130,000.00  
 d. Real Property Transfer Tax Due                              \$ 507.00

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  
 Cottonwood Land and Livestock Company,  
 L.L.C., a Nevada limited liability company  
*Sherry A. Wilker*  
 Signature \_\_\_\_\_ Capacity GRANTEE  
 Tanner M. Wilker and Sherri A. Wilker

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

Print Name: Cottonwood Land and Livestock Company, L.L.C., a Nevada limited liability company  
 Address: 71 Washington St.  
 City: Reno  
 State: NV                      Zip: 89503

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

Print Name: Tanner M. Wilker, ET UX  
 Address: PO Box 944  
 City: Eureka  
 State: NV                      Zip: 89316

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

Print Name: Stewart Title Company                      Escrow # 209326  
 Address: 810 Idaho St  
 City: Elko    State: NV                      Zip: 89801