

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

EUREKA COUNTY, NV
 RPTT:\$507.00 Rec:\$35.00
 \$542.00 Pgs=2
 STEWART TITLE ELKO
 LISA HOEHNE, RECORDER

2018-235194

06/01/2018 09:59 AM

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

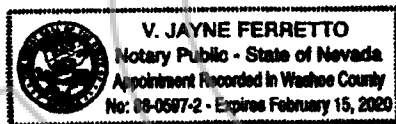
Date: 5/15/18

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

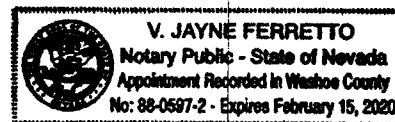
Signature: V. Jayne Ferretto
Notary Public



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: V. Jayne Ferretto
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
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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED