

APN: 007-370-01

Please Send Tax Statement To:

William A. Crane
19 W. Hannum Dr.
Saginaw, MI 48602

EUREKA COUNTY, NV
RPTT:\$62.40 Rec:\$35.00
Total:\$97.40
ROBERT J WINES

2018-235732
07/30/2018 08:32 AM

Pgs=4



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LISA HOEHNE, RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 20 day of July, 2018, by and between RUBY HILL RANCH, LLC, a Nevada Limited Liability Company, Grantor; and WILLIAM A. CRANE, a married man, as his sole and separate property, Grantee;

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by this reference.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging to either parcel or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

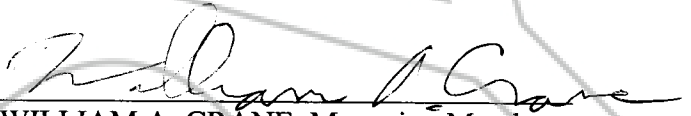
SUBJECT TO all reservations, restrictions, easements and exceptions of record.

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TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

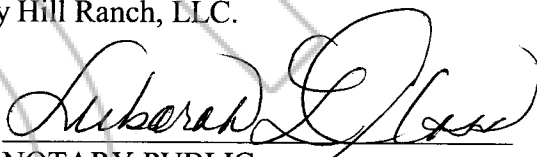
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

RUBY HILL RANCH, LLC,
a Nevada Limited Liability Company


WILLIAM A. CRANE, Managing Member

STATE OF MICHIGAN)
 : ss.
COUNTY OF Emmet)

On this 20th day of July, 2018, personally appeared before me, a Notary Public, WILLIAM A. CRANE, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument as Managing Member for Ruby Hill Ranch, LLC.


NOTARY PUBLIC
Commission Expires: 06-11-2019

Deborah L. Closs, Notary Public
State of Michigan
County of Cheboygan
My Commission Expires June 11, 2019
Acting in the County of Emmet

EXHIBIT "A"

Beginning at the Northwest Corner of Lot 7, Section 21, TOWNSHIP 20 NORTH, RANGE 53 EAST, MDB&M.

THENCE North 89°20'41" East, 19.30 feet;

THENCE South 19°02'51" East, 760.12 feet along the west right-of-way line of State Route 51;

THENCE South 89°16'20" West, 262.09 feet;

THENCE North 00°25'15" West, 721.63 feet to the point of beginning and being a portion of Lot 7, Section 21, TOWNSHIP 20 NORTH, RANGE 53 EAST, MDB&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded September 30, 1965, in Book 8, Page 463, as Document No. 41311, in Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, as now held or owned by the first party herein, for irrigation, stock watering domestic or any other use, or for the drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above described property or any part thereof, or used or enjoyed in connection therewith.

TOGETHER WITH all gas, oil, petroleum, minerals and mineral rights of any kind or nature in any way appertaining to or appurtenant to said property as now held or owned by the first party herein, and together with all rights pertaining to the exploration, development or mining of the same.

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. **Assessor Parcel Number(s)**

- a) 007-370-01
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
i) ☐ Other _____

3. **Total Value/Sales Price of Property:**

\$ 16,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 16,000.00

Real Property Transfer Tax Due: \$ 62.40

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. **Partial Interest: Percentage being transferred: _____ %**

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 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 J. Wines Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ruby Hill Ranch, Inc.

Address: 19 W. Hannum St.

City: Saginaw

State: MI Zip: 48602

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William A. Crane

Address: 19 W. Hannum St.

City: Saginaw

State: MI Zip: 48602

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____

Address: 687 6th Street, Suite 1

City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)