

EUREKA COUNTY, NV
RPTT:\$253.50 Rec:\$35.00
\$288.50 Pgs=2
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

2018-235880
08/29/2018 01:27 PM

| | |
|--------------------------------|----------------------|
| A.P.N. No.: | 007-260-02 |
| R.P.T.T. | \$253.50 |
| File No.: | 257759 |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Arnold J Pena | |
| PO Box 892 | |
| Eureka, NV 89316 | |

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

Arnold J Pena and Tamisha S Pena , husband and wife as joint tenants with right 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 23: N1/2SE1/4; N1/2SW1/4;

EXCEPTING THEREFROM an undivided fifty percent (50%) interest in and to all gas, oil and mineral rights lying in Page 222, Official Records. Eureka County. Nevada.

FURTHER EXCEPTING FROM Section 23, Township 21 North. Range 54 East. M.D.B.&M., all gas, oil and mineral rights lying in and under said land as reserved by Bill Harris and Rosalyn Harris, in deed recorded March 22, 1976, in Book 54. Page 208, Official Records, Eureka County, Nevada.

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

Dated: 8/24/18

Cottonwood Land and Livestock Company, L.L.C.
Thomas L. Belaustegui
 Thomas L. Belaustegui, Manager

Pete Lazetich
 Pete Lazetich, Manager

State of Nevada)
) ss
 County of Washoe)

This instrument was acknowledged before me on the 24th day of August, 2018
 By: Thomas L. Belaustegui as Manager of Cottonwood
 Land and Livestock Company, L.L.C.

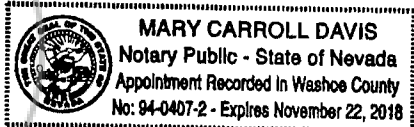
Signature: *Mary Carroll Davis*
 Notary Public



State of Nevada)
) ss
 County of Washoe)

This instrument was acknowledged before me on the 23rd day of August, 2018
 By: Pete Lazetich as Manager of Cottonwood
 Land and Livestock Company, L.L.C.

Signature: *Mary Carroll Davis*
 Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-260-02
 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 \$ 65,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 65,000.00
 d. Real Property Transfer Tax Due \$ 253.50

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 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 _____
Thomas L. Belaustgui, Manager

Signature _____ Capacity Grantor
Arnold J. Pena and Tamisha S. Pena

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arnold J. Pena, et ux
 Address: PO Box 892
 City: Eureka
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 257759
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED