

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**

<b>A.P.N. No.:</b>	007-260-02
<b>R.P.T.T.</b>	\$253.50
<b>File No.:</b>	257759
<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>	
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

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

Pete Lazetich  
Pete Lazetich, Manager

State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on the 24<sup>th</sup> 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 23<sup>rd</sup> 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