

APN: 002-014-13

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003-451-01

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003-442-10

EUREKA COUNTY, NV

RPTT:\$649.35 Rec:\$35.00

\$684.35 Pgs=11

**2018-237630**

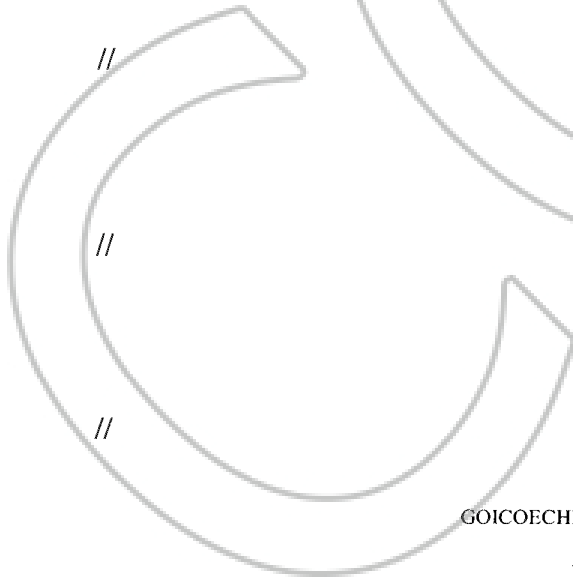
**12/31/2018 04:09 PM**

COPENHAVER & MCCONNELL, PC

LISA HOEHNE, RECORDER

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

003-442-09  
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005-040-33



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ATTORNEYS AT LAW  
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ELKO, NEVADA 89801  
(775) 738-8091

**Recording Requested By  
and Return to:**  
Copenhaver & McConnell, PC  
950 Idaho Street  
Elko, NV 89801

The undersigned affirms that  
this document does not contain  
a social security number.

**Grantee's Address/  
Mail tax statement to:**  
REESE INVESTMENT PROPERTIES, INC  
4743 E. Colley Rd.  
Beloit, WI 53511

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into this 24<sup>th</sup> day of December, 2018, by and between **CATTLEMEN'S TITLE GUARANTEE COMPANY, a Nevada corporation**, GRANTOR, and **REESE INVESTMENT PROPERTIES, INC., a Wisconsin corporation**, GRANTEE.

**W I T N E S S E T H:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all of the following described real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Attached hereto as EXHIBIT "A" and incorporated herein by reference.

**TOGETHER WITH** all buildings and improvements situate thereon.

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

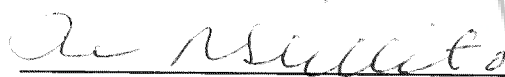
**SUBJECT TO** any and all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

**GRANTOR: CATTLEMEN'S TITLE  
GUARANTEE COMPANY, a Nevada  
corporation**



**By: Robin Shillito, President**

STATE OF ARIZONA       )  
  ) ss.  
COUNTY OF Maricopa )

This instrument was acknowledged before me on 24 December, 2018, by  
**ROBIN SHILLITO, as President of Cattlemen's Title Guarantee Company.**



NOTARY PUBLIC



GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

## EXHIBIT "A"

**All that certain real property situate in the County of Eureka, State of Nevada more particularly described as follows:**

APN #002-027-17  
CVR&F Unit 1, Lot 23, Block 2

APN #002-022-17  
CVR&F Unit 1, Lot 15, Block 5

APN #002-015-17  
CVR&F Unit 1, Lots 3 and 4, Block 7

APN #002-014-13  
CVR&F Unit 1, Lot 5, Block 8

APN #002-017-16  
CVR&F Unit 1, Lot 3, Block 9

APN #002-017-35  
CVR&F Unit 1, Lot 4, Block 9

APN #002-017-27  
CVR&F Unit 1, Lots 9 and 20, Block 9

APN #002-017-06  
CVR&F Unit 1, Lot 26, Block 9

APN #002-019-02  
CVR&F Unit 1, Lot 12, Block 10

APN #002-033-17  
CVR&F Unit 1, Lot 17, Block 13

APN #002-036-06  
CVR&F Unit 1, Lot 4, Block 14

APN #002-036-33  
CVR&F Unit 1, Lot 7, Block 14

APN #002-036-34  
CVR&F Unit 1, Lot 8, Block 14

APN #002-036-29  
CVR&F Unit 1, Lot 9, Block 14

APN #002-016-15  
CVR&F Unit 1, Lot 6, Block 19

APN #002-016-31  
CVR&F Unit 1, Lots 21, 22, 23 and 24, Block 19

APN #002-018-31  
CVR&F Unit 1, Lot 5, Block 20

## Eureka County (cont)

APN #002-018-07  
CVR&F Unit 1, Lot 24, Block 20

APN #002-039-10  
CVR&F Unit 1, Lot 2, Block 23

APN #002-011-01  
CVR&F Unit 1, Lots 2 and 3, Block 28

APN #002-052-20  
CVR&F Unit 1, Lot 1, Block 30

APN #002-052-27  
CVR&F Unit 1, Lot 2, Block 30

APN #002-052-18  
CVR&F Unit 1, Lot 7, Block 30

APN #002-052-30  
CVR&F Unit 1, Lots 10, 13, 15 and 16, Block 30

APN #002-054-13  
CVR&F Unit 1, Lots 10 and 19, Block 31

APN #002-056-13  
CVR&F Unit 1, Lot 7, Block 39

APN #003-012-02  
CVR&F Unit 3, Lot 3, Block 3

APN #003-022-01  
CVR&F Unit 3, Lot 4, Block 1

APN #003-032-04  
CVR&F Unit 3, Lot 1, Block 11

APN #003-043-06  
CVR&F Unit 3, Lot 7, Block 15

APN #003-431-02  
Pioneer Pass #1, Lot 4, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-431-04  
Pioneer Pass #1, Lot 2, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

## Eureka County (cont)

APN #003-432-02

Pioneer Pass #1, Lot 7, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-432-06

Pioneer Pass #1, Lot 9, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-433-03

Pioneer Pass #1, Lot 40, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-442-02

Pioneer Pass #1, Lot 43, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-442-07

Pioneer Pass #1, Lot 60, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-442-08

Pioneer Pass #1, Lot 59, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-442-09

Pioneer Pass #1, Lot 58, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-442-10

Pioneer Pass #1, Lot 57, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

APN #003-443-02

Pioneer Pass #1, Lot 36, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.& M.

## Eureka County (cont)

APN #003-443-04

Pioneer Pass #1, Lot 34, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-443-05

Pioneer Pass #1, Lot 33, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-451-01

Pioneer Pass #1, Lot 48, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-451-07

Pioneer Pass #1, Lot 55, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-452-02

Pioneer Pass #1, Lot 16, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-452-03

Pioneer Pass #1, Lot 17, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-452-09

Pioneer Pass #1, Lot 23, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-452-10

Pioneer Pass #1, Lot 24, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.

APN #003-452-11

Pioneer Pass #1, Lot 25, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B. & M.



## Eureka County (cont)

APN #003-471-02

Pioneer Pass #2, Lot 5, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-04

Pioneer Pass #2, Lot 7, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-07

Pioneer Pass #2, Lot 10, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-08

Pioneer Pass #2, Lot 11, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-10

Pioneer Pass #2, Lot 13, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-11

Pioneer Pass #2, Lot 14, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-13

Pioneer Pass #2, Lot 16, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-14

Pioneer Pass #2, Lot 17, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-471-15

Pioneer Pass #2, Lot 18, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

## Eureka County (cont)

APN #003-472-01

Pioneer Pass #2, Lot 19, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-02

Pioneer Pass #2, Lot 20, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-03

Pioneer Pass #2, Lot 21, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-04

Pioneer Pass #2, Lot 22, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-05

Pioneer Pass #2, Lot 23, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-07

Pioneer Pass #2, Lot 25, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-472-10

Pioneer Pass #2, Lot 28, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-473-02

Pioneer Pass #2, Lot 2, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

APN #003-473-03

Pioneer Pass #2, Lot 3, as shown on that certain Map of Division into Large Parcels for Cattlemen's Title Guarantee Company as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B. & M.

## Eureka County (cont)

APN #005-040-33  
Township 31 North, Range 48 East  
Section 21: S1/2NW1/4SW1/4

APN #005-740-01  
Township 30 North, Range 48 East  
Section 35: Lot 1 Map # 145741

APN #005-740-05  
Township 30 North, Range 48 East  
Section 35: Lot 4 Map # 145741

APN #005-740-06  
Township 30 North, Range 48 East  
Section 35: Lot 5 Map # 145741

APN #005-740-08  
Township 30 North, Range 48 East  
Section 35: Lot 7 Map # 145741

APN #005-740-10  
Township 30 North, Range 48 East  
Section 35: Lot 8 Map # 145741

APN #005-740-11  
Township 30 North, Range 48 East  
Section 35: Lot 9 Map # 145741

APN #005-740-15  
Township 30 North, Range 48 East  
Section 35: Lot 13 Map # 145741

APN #005-740-16  
Township 30 North, Range 48 East  
Section 35: Lot 14 Map # 145741

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) See Attached List
- b)
- c)
- d)

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**2. Type of Property:**

- |  |                    |
|--|--------------------|
| a) <input checked="" type="checkbox"/> 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:**

\$ 166,146.00

Deed in Lieu of Foreclosure Only (value of property)

\$ 0.00

Transfer Tax Value:

\$

Real Property Transfer Tax Due:

\$ 649.35

**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 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

Signature \_\_\_\_\_

Capacity - Grantee

**SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: CTGC

Print Name: Reese Investment Properties

Address: 530 Idaho Street

Address: 4743 East Colley Road

City: Elko

City: Beloit

State: NV

Zip: 89801

State: WI

Zip: 53511

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Copenhaver & McConnell, P.C.

Escrow #

Address: 950 Idaho Street

City: Elko

State: Nevada

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**APN: 002-014-13**

002-017-16

002-017-35

002-017-27

002-016-15

002-016-31

002-011-01

002-033-17

002-022-17

002-052-20

002-052-27

002-052-18

002-052-30

002-054-13

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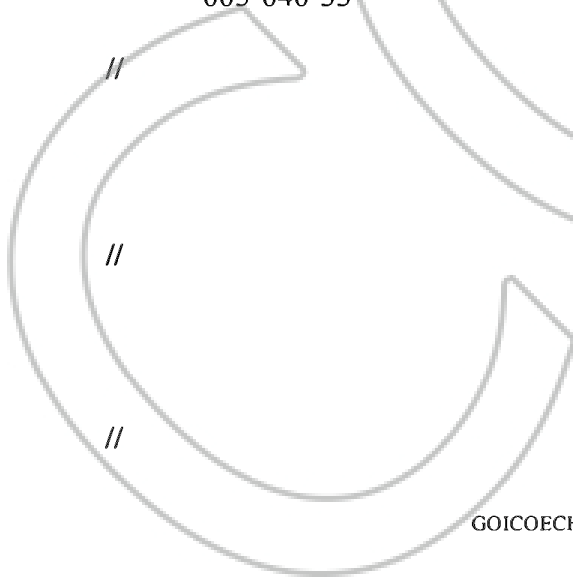
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