

**APN(s): 007-200-08, 007-200-33,
007-200-42, 007-200-70, and
007-240-02**

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00

Pgs=6

2021-244784

05/10/2021 01:28 PM

MCCONNELL LAW OFFICE

LISA HOEHNE, CLERK RECORDER

E09

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office

950 Idaho Street

Elko, Nevada 89801

QUITCLAIM DEED

(Title of Document)

**APN(s): 007-200-08, 007-200-33,
007-200-42, 007-200-70, and
007-240-02**

When recorded return to:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

Mail Tax Statements to:

7 Bar Land and Livestock, LLC
Attn: Patti Benson
P.O. Box 158
Eureka, Nevada 89316

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **PATTIE. BENSON**, a widow, as Grantor, does remise, release and forever quitclaim to **7 BAR LAND AND LIVESTOCK, LLC**, a Nevada Limited Liability Company, as Grantee, and to its successors and assigns, forever, the property located in the County of Eureka, State of Nevada, more particularly described as follows:

SEE EXHIBIT 'A'

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and to its successors and assigns, forever.

Dated this 4th day of May, 2021.

GRANTOR:

Patti E. Benson

PATTI E. BENSON

STATE OF NEVADA)
) ss
COUNTY OF ELKO)

On May 4,, 2021, personally appeared before me, a Notary Public, **PATTI E. BENSON**, personally known to me, or proven to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.

Susan M. Meade

NOTARY PUBLIC

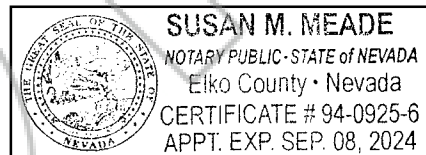


EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ of Section 4, Township 21 North, Range 53 East, MDB&N, more particularly described as follows:

Beginning at the Northeast corner of said Section 4, being Corner No. 1;
thence S. 88°11'36" W., 150.00 feet along the North line of said Section 4 to Corner No. 2;
thence S. 0°10'00" W., 650.00 feet to Corner No. 3;
thence S. 20°06'58" E., 432.45 feet to a point on the East line of said Section 4, being Corner No. 4;
thence N. 0°10'00" E., 1060.80 feet along the said East line of Section 4 to Corner No. 1, the point of beginning.

TOGETHER WITH any improvements situate thereon.

EXCEPTING AND RESERVING THEREFROM all water rights used in conjunction with the property, together with the right reserved in the Grantors to apply for and change the place of use of the same.

RESERVING THEREFROM all right, title and interest in and to all oil, gas, and minerals of every kind and nature whatsoever existing as a part of, upon, beneath the surface of, or within said lands, including the right to use and destroy so much of the surface of, or within said lands, as may be reasonably necessary according to good mining practice in prospecting for, in locating, developing, producing and transporting such oil, gas, or minerals and any of their by-products, subject to the payment of damages to the surface owner.

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.

APN: 007-200-08

Lots 1 & 2; S½ NE¼ Section 2, Township 21 North, Range 53 East, M.D.B.&M. (162.79 acres more or less).

Together with water rights Application Number (Permit Number) 22922 (7875); 36321 (10136); 36322 (10137).

APN: 007-200-70

E½ Section 11, Township 21 North, Range 53 East, M.D.B.&M. (320 acres more or less).

Together with water rights Application Number (Permit Number) 7767. (None); 21428 (6722).

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH: All Grantor's right, title or interest in any and all water and water rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all licenses, easements, structures and devices incidental to, used or relating to the utilizations of such water and water rights and applying such water and water rights to beneficial use; and, for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; including but not limited to water and water rights appurtenant to said lands or any portion thereof under Application (Permit Numbers) as set forth above.

TOGETHER WITH any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon lands administered by the United States Department of Agriculture, Forest Service, or the Bureau of Land Management based upon, appurtenant to or used in connection with the real property or any portion thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

APN: 007-240-02

This metes and bounds description was last recorded on May 20, 1996, at Book 295 Page 003 as File # 161910 of the Official Records of the Eureka County Recorder, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 007-200-08, 007-200-33,
b. 007-200-42, 007-200-70, and
c. 007-240-02
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 \$ 629,012.00
b. Deed in Lieu of Foreclosure Only (value of property (0.00))
c. Transfer Tax Value: \$ 629,012.00
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 9
b. Explain Reason for Exemption: A transfer to a business organization when the person conveying owns 100% of the corporation or organization to which the conveyance is made.

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 Katie McFerson Capacity: Agent

Signature Katie McFerson Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: PATTI E. BENSON
Address: P.O. Box 158
City: Eureka
State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 7 BAR LAND AND LIVESTOCK, LLC
Address: P.O. Box 158
City: Eureka
State: Nevada Zip: 89316

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

Print Name: MCCONNELL LAW OFFICE
Address: 950 IDAHO STREET
City: ELKO

Escrow # _____
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED