

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=7  
MCCONNELL LAW OFFICE  
LISA HOEHNE, CLERK RECORDER

2022-247812

02/08/2022 03:59 PM

E03

APN: 007-200-08, 007-200-33,  
007-200-42, 007-200-70,  
007-240-02

**RECORDING REQUESTED BY AND RETURN TO:**

McConnell Law Office  
950 Idaho Street Elko,  
Nevada 89801

**CORRECTION  
QUITCLAIM DEED**

*(Title of Document)*

THIS CORRECTION DEED IS BEING RECORDED TO  
CORRECT THE LEGAL DESCRIPTION OF  
THAT CERTAIN DEED RECORDED IN  
THE COUNTY RECORDER'S OFFICE OF  
THE COUNTY OF EUREKA, STATE OF  
NEVADA, ON MAY 10, 2021, AS FILE NO.  
2021-244784.

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

EUREKA COUNTY, NV	<b>2021-244784</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=6	<b>05/10/2021 01:28 PM</b>
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 E. 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:**

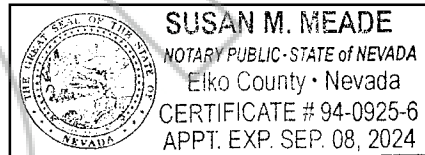
*Patti E. Benson*

**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



**CORRECTION**  
**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

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

**APN: 007-200-08**

**TOWNSHIP 27 NORTH, RANGE 52 EAST, M.D.B.&M.**

**SECTION 2: LOTS 1 & 2; S1/2NE1/4**

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, expressly including the water rights for the aforesaid parcel which exist, have existed, or may in the future come to exist pursuant to, but not limited to, the water rights under Permit/Application Nos. 86036 (Cert. No. N/A), 22922 (Cert. No. 7875), 36321 (Cert. No. 10136), and 36322 (Cert. No. 10137) on file in the office of the Nevada State Engineer.

**APN: 007-200-33**

**TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.**

**SECTION 16: NW1/4**

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, expressly including the water rights for the aforesaid parcel which exist, have existed, or may in the future come to exist pursuant to, but not limited to, the water rights under Permit/Application Nos. 35009 (Cert. No. 102225) and 86034 (Cert. No. N/A) on file in the office of the Nevada State Engineer.

EXCEPTING THEREFROM all oil, gas, potash and sodium in said lands as reserved in Patent from the United States of America, recorded October 3, 1963, in Book 27, Page 43, Deed Records, Eureka County, Nevada.

**APN: 007-200-42**

**TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.**

**SECTION 4:** A parcel of land located in the NE1/4 of said Section, 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 all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, expressly including the water rights for the aforesaid parcel which exist, have existed, or may in the future come to exist pursuant to, but not limited to, the water rights under Permit/Application Nos. 22648 (Cert. No. 6358), 22921 (Cert. No. 7874), 86038 (Cert. No. N/A), and 86039 (Cert. No. N/A) on file in the office of the Nevada State Engineer.

EXCEPTING 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, 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.

**APN: 007-200-70**

**TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.**

**SECTION 11: E1/2**

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, expressly including the water rights for the aforesaid parcel which exist, have existed, or may in the future come to exist pursuant to, but not limited to, the water rights under Permit/Application Nos. 85966 (Cert. No. N/A), 85967 (Cert. No. N/A), 86032 (Cert. No. N/A), 86033 (Cert. No. N/A), 86035 (Cert. No. N/A), 86037 (Cert. No. N/A) and 21428 (Cert. No. 6722) on file in the office of the Nevada State Engineer.

**APN: 007-240-02**

**TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.**

**SECTION 1:** A parcel of land located in the W1/2SW1/4 of said Section, more particularly described as follows:

Commencing at the SW Corner of said Section 1, thence N. 0°12'00" E., 33.00 feet along the West line of said Section 1, to Corner No. 1 the true point of beginning being on the northerly right of way of 11th Street;

thence continuing N. 0°12'00" E., 1407.97 feet along the west line of said Section 1, to Corner No. 2;

thence from a tangent bearing 3. 0°12'00" W., on a curve, to the left with a radius of 1330.13 feet, through a central angle of 59°24'47" for an arc length of 1379.28 feet, to Corner No. 3;

thence S. 0°02'29" W., 261.10 feet to Corner No. 4, a point on the northerly right of way of 11th Street;

thence N. 89°37'31" W., 654.02 feet along the northerly line of 11th Street to Corner No. 1, the point of beginning.

TOGETHER WITH all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, and all other means for the diversion or use of water appurtenant to the said property or any part thereof, expressly including the water rights for the aforesaid parcel which exist, have existed, or may in the future come to exist.

**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	\$	<u>629,012.00</u>
b. Deed in Lieu of Foreclosure Only (value of property ( _____ )		<u>0.00</u>
c. Transfer Tax Value:	\$	<u>629,012.00</u>
d. Real Property Transfer Tax Due	\$	<u>0.00</u>

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: A transfer of title recognizing true status - to correct the legal description of Document No. 2021-244784

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