

APN: 007-396-27

Mail Tax Statement to:  
Lone Mountain Repair L.L.C.  
P.O. Box 34  
Eureka, Nevada 89316

EUREKA COUNTY, NV  
RPTT:\$156.00 Rec:\$37.00  
\$193.00 Pgs=3  
STEWART TITLE ELKO  
LISA HOEHNE, CLERK RECORDER

**2022-248023**  
**05/03/2022 10:27 AM**

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, PAUL G. COCHRAN, an unmarried man, herein referred to as Grantor, does hereby grant, bargain and sell to LONE MOUNTAIN REPAIR L.L.C., a Nevada limited-liability company, herein referred to as Grantee, and to its successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all buildings and improvements 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.

TO HAVE AND TO HOLD the described premises to the Grantee, and to its successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has signed this Deed this 27 day of April, 2022.

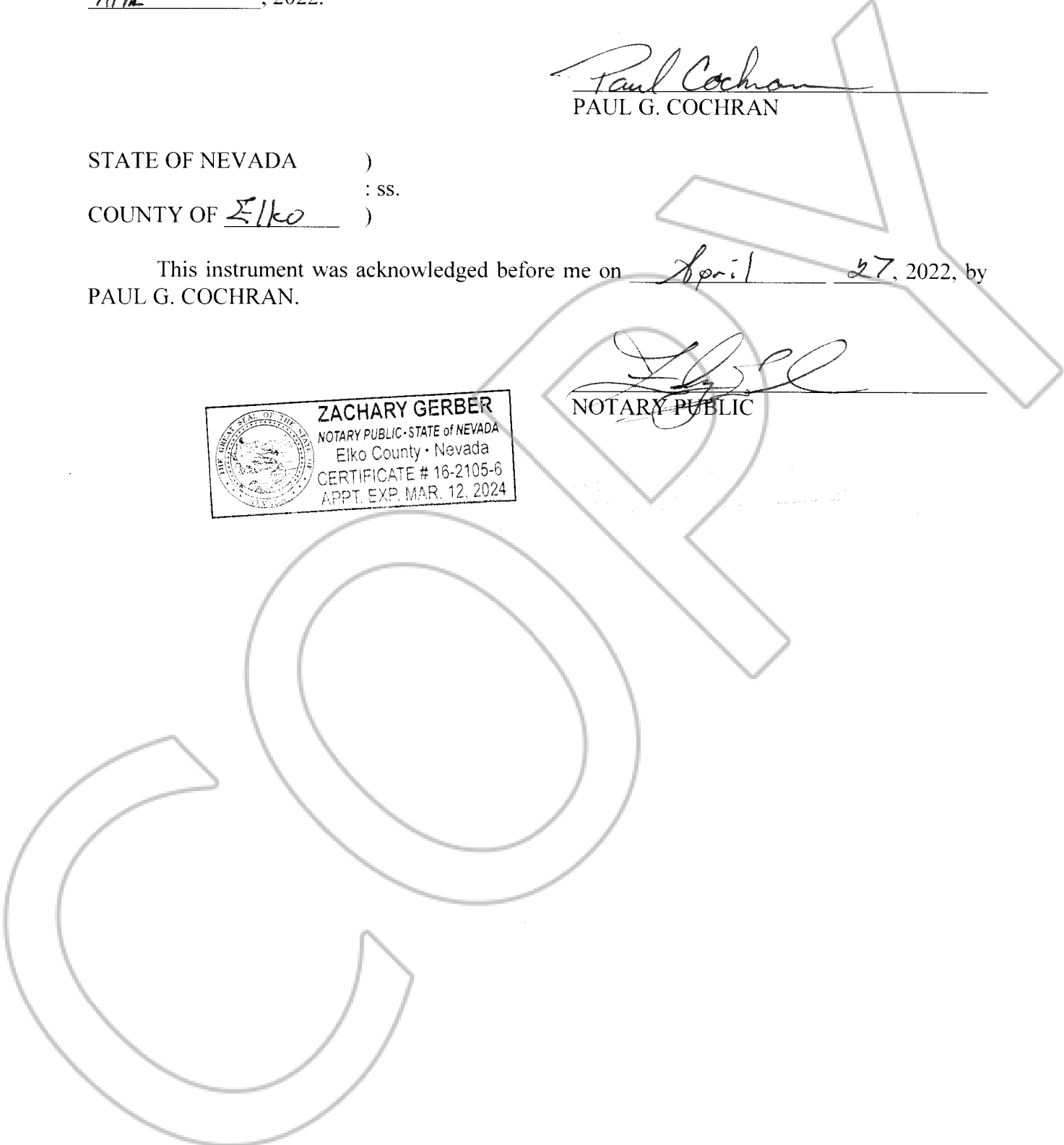
Paul Cochran  
PAUL G. COCHRAN

STATE OF NEVADA        )  
  : SS.  
COUNTY OF Elko        )

This instrument was acknowledged before me on April 27, 2022, by PAUL G. COCHRAN.

 ZACHARY GERBER  
NOTARY PUBLIC - STATE of NEVADA  
Elko County • Nevada  
CERTIFICATE # 16-2105-6  
APPT. EXP. MAR. 12, 2024

Zachary Gerber  
NOTARY PUBLIC

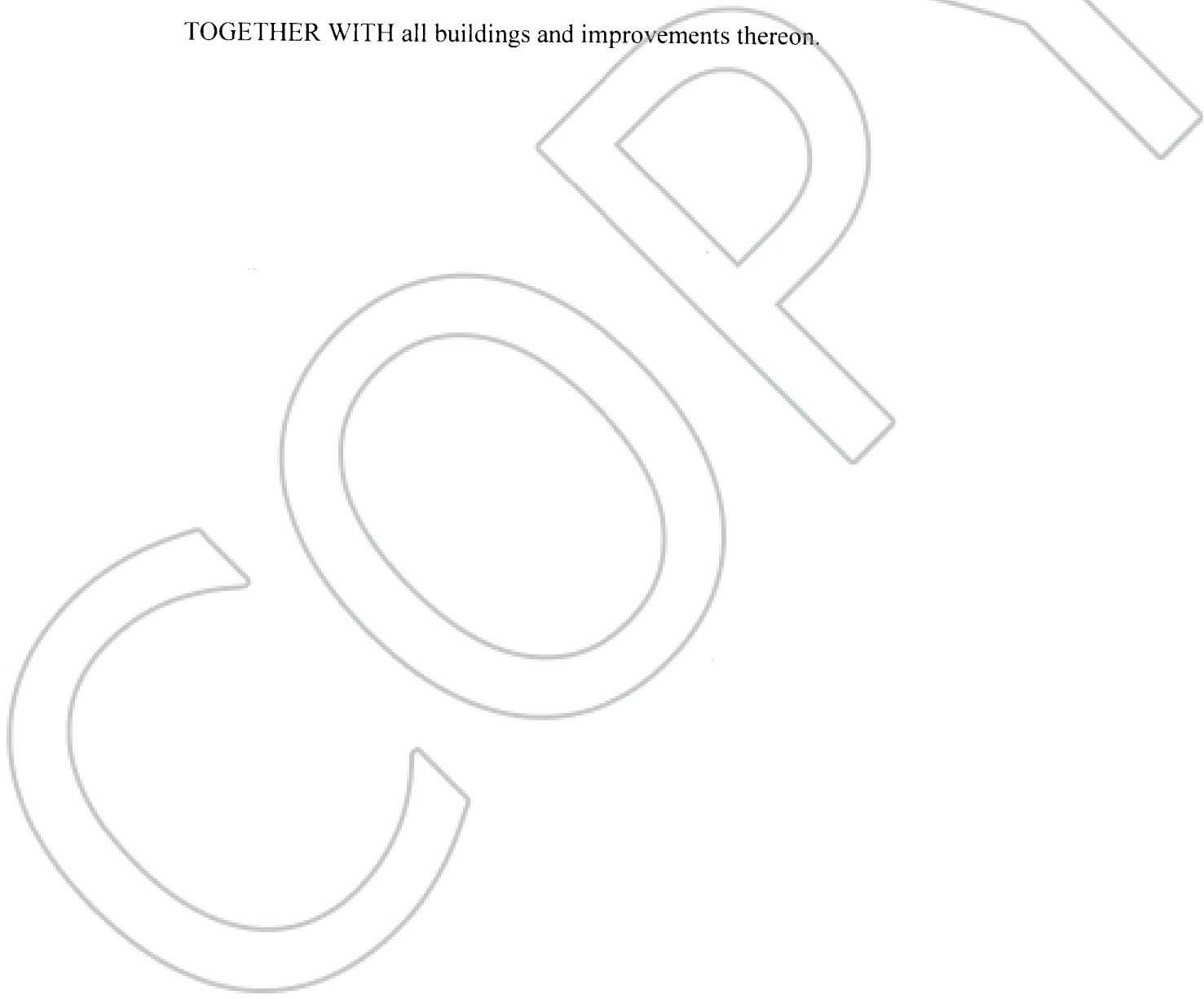


**EXHIBIT "A"**

Parcel H as shown on the certain Parcel Map for Gary and Jonilynn Hall filed in the office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120755, being a portion of Parcel D of Parcel Map No. 118810, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patent recorded April 15, 1966, in Book 10, Page 331, Official Records of Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 007-396-27  
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 RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property                      \$ 40,000.00  
Deed in Lieu of Foreclosure Only (value of Property)                      ( \_\_\_\_\_ )  
Transfer Tax Value:    \$ 40,000.00  
Real Property Transfer Tax Due    \$ 156.00

**4. If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explanation 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 [Signature] Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Paul G. Cochran  
Address: P.O. Box 4  
City: Eureka  
State: Nevada Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Lone Mountain Repair L.L.C.  
Address: P.O. Box 34  
City: Eureka  
State: Nevada Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
Address: 491 4<sup>th</sup> Street  
City: Elko State: Nevada Zip: 89801