

APN # No APN///Water Right

Recording Requested By:

Name Sam E. Monteleone

Address 2426 Haida Court

City/State/Zip Reno, Nevada 89506-9118\_\_

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EUREKA COUNTY, NV  
LAND-WRD  
RPTT:\$3.90 Rec:\$37.00  
Total:\$40.90  
SAM E. MONTELEONE

**2023-250888**  
**08/21/2023 02:46 PM**  
Pgs=7



00018798202302508880070077

KATHERINE J. BOWLING, CLERK RECORDER

**Grant, Bargain, and Sale Deed**  
**(Title of Document)**

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

RPTT 117.00

Assessor's parcel: #011-161-01  
009-270-09; 009-270-10; 009-270-11

RECORDING REQUESTED by and return to:  
Western Nevada Title Company  
2258 Reno Highway, Suite A  
Fallon, Nevada 89406  
08-31814-00

MAIL TAX STATEMENTS TO:  
Grantee  
777 Mason Rd.  
Hazen, NV 89408

**DOC #737553**

Official Records Nye County NV  
Byron Foster - Recorder  
12/08/2009 02:31:46 PM  
Requested By: Western Nevada Title  
Recorded By: je  
Recording Fee: \$18.00  
Non Conformity Fee: \$25.00  
Page 1 of 6

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 1 day of Dec., 2009,  
between DAVE WOOLFOLK and LINDA WOOLFOLK, husband and wife, of  
the County of Eureka, State of Nevada, the parties of the  
first part, and JOHN S. FRASER aka JOHN FRASER, an unmarried  
man of the County of Churchill, State of Nevada and SHIRLEY G.  
FRASER, aka SHIRLY FRASER, a widow, of the County of Lyon,  
State of Nevada, as joint tenants with rights of survivorship,  
the parties of the second part,

W I T N E S S E T H :

That the said parties of the first part, for and in  
consideration of the sum of TEN DOLLARS (\$10.00), lawful money  
of the United States of America, to them in hand paid by the  
parties of the second part, and for other valuable

1

*Shw*  
*Shw*

I HEREBY CERTIFY THAT IF IMPRESSED WITH THE  
RAISED SEAL OF THE NYE COUNTY RECORDER THIS  
IS A TRUE AND CORRECT COPY OF THE ORIGINAL  
RECORD ON FILE IN THIS OFFICE

08/10/2023  
*Deborah Beatty*  
DEBORAH BEATTY  
COUNTY RECORDER NYE COUNTY, NEVADA

Per NRS 239 Sec 6 SSN may be redacted, but in no way affects  
the legality of the document.

This document contains 6 pages.

considerations, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate in the Counties of Nye and White Pine, State of Nevada, together with the following described water and/or well permits issued by the Nevada State Engineer, more particularly bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and  
by this reference incorporated  
herein.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also together with all of the range improvements upon the private land, including but not limited to any wells, pumps, pumpjacks, troughs, delivery systems, traps, corrals and pump houses, all of which are conveyed to the party of the second part "as is".

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

LACW  
BHW

IN WITNESS WHEREOF, the parties of the first part have  
hereunto set their hand the day and year first above written.

Dave Woolfolk  
DAVE WOOLFOLK

Linda Woolfolk  
LINDA WOOLFOLK

STATE OF Oregon )  
County of Malheur ) ss.

On this 1 day of December, 2009, personally  
appeared before me, a Notary Public, in and for the county and  
state aforesaid, DAVE WOOLFOLK, known to me or who proved to  
me to be the person, described in and who executed the above  
and foregoing instrument; who acknowledged to me that he  
executed the same freely and voluntarily and for the uses and  
purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year first above-written.



Kathina M Rea  
Notary Public

STATE OF Oregon )  
County of Malheur ) ss.

On this 1 day of December, 2009, personally  
appeared before me, a Notary Public, in and for the county and

DLW  
LKW

state aforesaid, LINDA WOOLFOLK, known to me or who proved to me to be the person, described in and who executed the above and foregoing instrument; who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.



*Katrina M Rea*  
\_\_\_\_\_  
Notary Public

Document prepared by:  
Mackedon, McCormick & King  
PO Box 1203  
Fallon, Nevada 89407

*AKW*  
*DLW*

08-31814-09

APN: 011-161-01, 009-270-09, 009-270-10, 009-270-11

## EXHIBIT "A"

## Parcel 1:

The Southwest Quarter of the Northeast Quarter of Section 23, Township 15 North, Range 53 East, M.D.B.&M., Nye County, Nevada.

## Parcel 2:

Parcels B, C and D as shown on that certain Parcel Map for Fish Creek Ranch, LLC, filed in the office of the County Recorder of White Pine County, State of Nevada, on October 9, 1998, as File No. 303350, and Amendment thereof recorded March 28, 2002, as File No. 313673 being a portion of the NW ¼ SW ¼ of Section 1, Township 17 North, Range 54 East, M.D.B.&M., White Pine County, Nevada  
Together with the following Water and or Water Rights:

Application No.	Certificate No.
6902	1548
18305	5205
17924	5281
8329	2048
18445	5243
24516	7661
24515	7660
24513	7658
10908	2761
12213	3977
12192	4253
17123	4650
12191	4205
10907	2797
12190	4248
12189	4204
12187	4203

Also together with the USDI-BLM Grazing Preference in the Pancake Black Point Allotment (#10617), to the extent of 609 AUMs of Grazing Preference/Permitted Use of which 609 AUMs are "Active use" and 0 AUMs are "Suspended use", including any associated range improvements upon the public land within said Allotment, all subject to at least the terms and conditions prescribed in Permit Number 2700051. The party of the second part is transferred such Grazing Preference and any associated public land range improvements "AS IS".

Also together with the USDI-BLM Grazing Preference in the Fish Creek Ranch Allotment (#10038), to the extent of 9585 AUMs of Grazing Preference/Permitted Use of which 1,500 AUMs are "Active Use" and 8,085 AUMs are "Suspended use", including any associated range improvements upon the public land within said Allotment, all subject to at least the terms and conditions prescribed in Permit Number 2700062 (except for the term which references "Historic" AUMs of 32,000.00 and "Temporary Suspended" AUMs of 5,125 which should not be relied upon since it confuses the Grazing Preference/Permitted use to be transferred). In addition, 612 of the 1,500 AUMs of "Active use" are to be used and are limited to the Fish Creek Valley South Pasture (which is inclusive of the Eight Mile Seeding), and 888 of the 1,500 AUMs of "Active use" are to be used and are limited to the Fish Creek Valley North Pasture. In addition, any activation of the 8,085 "Suspended Use" AUMs or any increase in Permitted use above such "Suspended use" will arise and will be limited to any forage temporally or permanently available within said Pastures only. The party of the second part is transferred such Grazing Preference (only to the extent of 9,585 AUMs) and any associated public land range improvements "AS IS".

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) N/A  
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  
☒ Water Rights

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 1,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ 1,000.00

Real Property Transfer Tax Due

\$ 3.90

**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 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 Agent

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: John S. Fraser

Address: 777 Mason Road

City: Fernley

State: Nevada 89408

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Bench Creek Ranch Co., LLC, a  
limited liability company

Address: 12451 Fitz Lane

City: Fallon

State: Nevada Zip: 89406

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

Print Name: Sam E. Monteleone

Escrow # \_\_\_\_\_

Address: 2426 Haida Court

City: Reno

Nevada

89506

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)