

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

**2023-250892**  
**08/21/2023 02:52 PM**  
Pgs=7



00018802202302508920070073

KATHERINE J. BOWLING, CLERK RECORDER

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

# DOC #976463

Official Records Nye County NV  
Deborah Beatty - Recorder  
02/16/2022 04:16:12 PM  
Requested By: FIRST CENTENNIAL - RE  
Recorded By: vw RPTT:\$0.00  
Recording Fee: \$37.00  
Non Conformity Fee: \$  
Page 1 of 5

APN 011-161-01  
APN  
APN  
APN  
Recording Requested By:  
Name Sam E. Monteleone  
Address 2426 Haida Court  
City / State / Zip Reno, Nevada 89506-9118

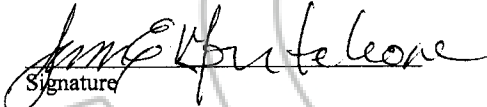
## Correction Deed

Title of Document (required)  
\*\*Only use below if applicable\*\*

This document is being re-recorded to correct document number 975327,  
and is correcting the Grantee name to Bench Creek Ranch Co, LLC

I the undersigned hereby affirm that this document submitted for recording does contain personal information (social security number, driver's license number or identification card number) of a person as required by specific law, public program or grant that requires the inclusion of the personal information. The Nevada Revised Statute (NRS), public program or grant referenced is: (check applicable)

- ☐ Affidavit of Death - NRS 440.380(1)(A) & NRS 40.525(5)  
☐ Judgment - NRS 17.150(4)  
☐ Military Discharge - NRS 419.020(2)  
☐ Other

  
Signature

Sam E. Monteleone

Name Typed or Printed

This page is added to provide additional information required by NRS 111.312 Sections 1-2.  
This cover page must be typed or printed.

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  
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 5 pages.

WHEN RECORDED MAIL ORIGINAL TO:

Bench Creek Ranch Co., LLC  
4919 North 22<sup>nd</sup> Street  
Tacoma, Washington 98406

MAIL FUTURE TAX STATEMENTS TO:

Bench Creek Ranch Co., LLC  
4919 North 22<sup>nd</sup> Street  
Tacoma, Washington 98406

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CORRECTION DEED

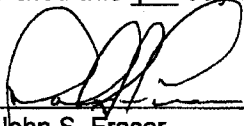
Whereas, Grantor, John S. Fraser, aka John Fraser, an unmarried man conveyed to Grantee, Bench Creek Ranch, LLC, a Nevada limited liability company, by Grant, Bargain, and Sale Deed, recorded as Document # 975327 in the Nye County Recorder's Office, Tonopah, Nevada on January 28, 2022,

Whereas, by mistake of the parties, the words "Bench Creek Ranch, LLC" were set forth instead of the words "Bench Creek Ranch Co, LLC", as intended by the parties, to adequately express the agreement between them, and

Whereas, to prevent future difficulties, and to permit recordation of the true agreement of the parties in every respect, the parties desire to correct the described error.

Now, therefore, the Grantor, John S. Fraser, aka John Fraser, an unmarried man, in consideration of \$ 10.00 and other considerations, the receipt of which is acknowledged, grants and conveys and quitclaims to the Grantee, Bench Creek Ranch Co, LLC, that parcel of land described in Exhibits A and B of Document # 975327, as recorded in the Nye County Recorder's Office, Tonopah, Nevada, on January 28, 2022.

Dated this 16<sup>th</sup> day of February, 2022



John S. Fraser

State of Nevada     )  
                                  ):ss  
County of Washoe    )

This instrument was acknowledged before me on 2/16/, 2022

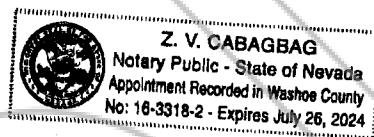
John S. Fraser, personally appeared before me, who is known or proved to me to be the signee of the above instrument, and he acknowledges that he signed it.

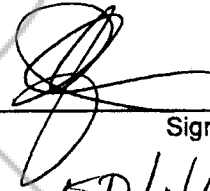


NOTARY PUBLIC

(Seal or stamp)

Dated: 7/26/24





Signature

ED/NP

Title

(Seal or stamp)

My appointment expires: 7/26/24

**EXHIBIT A**

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

Exhibit A Legal Description

STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessors Parcel Number(s)

- a) 011-161-01 (Nye)  
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  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

DOCUMENT/INSTRUMENT #:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

NOTES: VW-975327

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$ 0  
\_\_\_\_\_  
\$ \_\_\_\_\_  
\$ 0

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 3  
b. Explain Reason for Exemption: Correcting name of Grantee to Bench Creek Ranch Co, LLC

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 [Signature] Capacity \_\_\_\_\_ Agent \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: John S. Fraser  
Address: 777 Mason Road  
City: Fernley  
State: Nevada Zip: 89406

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Bench Creek Ranch Co, LLC, a Nevada limited liability company  
Address: 4919 North 22<sup>nd</sup> Street  
City: Tacoma  
State: Washington Zip: 98406

## COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First Centennial Title Escrow # 21023736  
Address: 1450 Ridgeview Dr.  
City: Reno State: Nevada Zip: 89519

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

**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)