

Assessor's parcel: #006-220-07;
006-130-05

RECORDING REQUESTED by and return
to:
Stewart Title Company
25 S. West Street
Fernley, NV 89408
#2116582

EUREKA COUNTY, NV
RPTT:\$6240.00 Rec:\$37.00
\$6,277.00 Pgs=6
STEWART TITLE COMPANY - NV
KATHERINE J. BOWLING, CLERK RECORDER

2023-251240
10/26/2023 01:13 PM

MAIL TAX STATEMENTS TO:
Grantee
5499 Casey Rd
Fallon, NV 89406

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 25th day of OCTOBER 2023 between IRA R. RENNER and MONTIRA RENNER, husband and wife, of the County of Eureka, State of Nevada, the parties of the first part, and TRAVIS PEEK and JENNIFUR PEEK, husband and wife, as joint tenants with rights of survivorship, of the County of Eureka, State of Nevada, the parties of the second part,

WITNESSETH:

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 considerations, the receipt whereof is hereby acknowledged, do 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 County of Eureka, State of Nevada, more particularly bounded and described as follows, to-wit:


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

Together with any and all water and water rights, ditch and ditch rights, appurtenant to and/or associated with the real property described in Attachment "B" and the Jiggs (NV10069), Flynn/Parman Individual (NV10039), and (NV10044) Parm Individual grazing allotments.

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.

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.

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


IRA R. RENNER

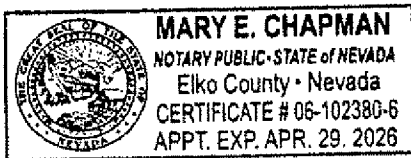

MONTIRA RENNER

STATE OF NEVADA)
County of ELKO) ; ss.

On this 25th day of October 2023, personally appeared before me, a Notary Public, in and for the county and state aforesaid, IRA R. RENNER and MONTIRA RENNER, who was known to me or who proved to me to be the persons, described in

and who executed the above and foregoing instrument; who acknowledged to me that they 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.



Mary E. Chapman
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2116582

PARCEL 1:

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: Lots 3 and 4; S1/2NW1/4; W1/2SE1/4; N1/2SW1/4; SE1/4SW1/4; N1/2SW1/4SW1/4;
Section 6: Lots 1 and 2; S1/2NE1/4; NE1/4SE1/4; N1/2SE1/4SE1/4; NW1/4SE1/4;

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 32: S1/2NW1/4; SW1/4SE1/4; SW1/4;

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature in and under said land as reserved in Deed from GEORGE M. SMIRALDO and ALMA SMIRALDO, his wife, recorded March 1, 1961, in Book 26, Page 16, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 31: Lots 9 and 10; E1/2W1/2E1/2SE1/4; E1/2W1/2W1/2E1/2SE1/4;

EXCEPTING THEREFROM all mineral deposits in and under said land reserved by the UNITED STATES OF AMERICA, in Patent recorded January 26, 1979, in Book 68, Page 393, Official Records, Eureka County, Nevada.

Exhibit "B" (Water Rights)

| Application/Proof No. | Cert No. | Source Description |
|-----------------------|----------|----------------------|
| Pine Valley | | |
| 2437 | 174 | BALD MOUNTAIN SPRING |
| 2453 | 177 | WILLOW SPRING |
| 9879 | 2549 | BALD MOUNTAIN WELL |
| 9880 | 2550 | RYE PATCH WELL |
| 39106 | 14239 | STIMPSON SPRING |
| 39107 | 17589 | WILLOW SPRING |
| 52465 | 14143 | |
| 58058 | 14603 | |
| 58059 | 14604 | |
| V04231 | | WILLOW SPRING |
| V10853 | | WILLOW SPRING |
| V10854 | | BALD MOUNTAIN SPRING |
| V10855 | | STIMPSON SPRING |
| Diamond Valley | | |
| 37920 | 11890 | SPRING # 6 |
| 37914 | 11390 | UNNAMED SPRING NO. 1 |
| 37915 | 11391 | UNNAMED SPRING NO. 2 |
| 37917 | 11392 | UNNAMED SPRING NO. 3 |
| 37918 | 11393 | UNNAMED SPRING NO. 4 |
| 37919 | 11394 | UNNAMED SPRING NO. 5 |
| 37921 | 11395 | UNNAMED SPRING NO. 6 |
| 37922 | 11891 | SPRING #7 |
| 37923 | 11396 | UNNAMED SPRING NO. 7 |
| 37925 | 11397 | UNNAMED SPRING NO. 8 |
| 50075 | 12333 | SPRING NO. 8 |
| 50076 | 14026 | SPRING NO. 3 |
| 85131 | | |
| 85132 | | |
| 85133 | | |
| 85134 | | |
| 89295 | | |
| 89296 | | |
| V02432 | | LAKE DOU PAH GATE |

| | | |
|--------|--|--------------|
| V10845 | | SPRING NO. 1 |
| V10846 | | SPRING NO. 2 |
| V10847 | | SPRING NO. 3 |
| V10848 | | SPRING NO. 4 |
| V10849 | | SPRING NO. 5 |
| V10850 | | SPRING NO. 6 |
| V10851 | | SPRING NO. 7 |
| V10852 | | SPRING NO. 8 |
| V10883 | | SPRING NO. 3 |
| V10884 | | SPRING NO. 6 |
| V10885 | | SPRING NO. 7 |
| V10886 | | SPRING NO. 8 |

Exhibit "B" continued

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 006-220-07
b) 006-130-05
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 Land and Mobile Homes

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

~~\$2,100,000.00~~ 1,600,000

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

~~\$2,100,000.00~~ 1,600,000

d. Real Property Transfer Tax Due

~~\$8,190.00~~ 6,240

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 [Signature] Capacity Grantor Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ira R Renner and Montira Renner

Address: HC 30 Box 343

City: Spring Creek

State: NV Zip: 89815

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Travis Peek and Jennifur Peek

Address: 5499 Casey Rd

City: Fallon

State: NV Zip: 89406

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

Print Name: Stewart Title Company

Escrow # 2116582 MLC

Address: 25 S. West Street

City: Fernley

State: NV

Zip: 89408

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED