

A.P.N. No.:	006-050-03, 006-060-07
R.P.T.T.:	\$ 497.50 390 —
File No.:	2251132 BC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Travis Peek and Jennifur Peek	
5499 Casey Rd	
Fallon, NV 89406	

EUREKA COUNTY, NV	2024-251730
RPTT:\$390.00 Rec:\$37.00	
\$427.00 Pgs=4	03/08/2024 03:16 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **SLAGOWSKI RANCHES, INC., a Nevada corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Travis Peek and Jennifur Peek, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

SUBJECT TO the Elko County right to Ranch and Farm Disclosure pursuant to Elko County Ordinance Title 12, Chapter 4, as shown herein and attached hereto.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed in connection with the use of any of the lands, including but not limited to Permit No. 91311.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 2/29/24

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

SLAGOWSKI RANCHES, INC., a Nevada
corporation

By: Ira D. Slagowski
Ira D. Slagowski, President

State of Nevada)
County of Elko) ss
~~Eureka~~

This instrument was acknowledged before me on the 29th day of FEBRUARY, 2024
By: Ira D. Slagowski as President of SLAGOWSKI RANCHES, INC., a Nevada corporation

Signature: Mary E. Chapman
Notary Public

My Commission Expires: APRIL 29, 2026

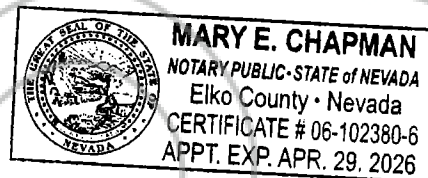


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

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

Section 18: Lots 1 and 2 ; E1/2NW1/4;

PARCEL 2:

A parcel of land in E1/2NE1/4 and SW1/4NE1/4 of Section 13, Township 27 North, Range 51 East, M.D.B.&M., more particularly described as follows:

Beginning a Corner Number 1, which is also the East 1/4 corner of Section 13, Township 27 North, Range 51 East, M.D.B.&M., running

Thence West 2028.62 feet to Corner Number 2, a point in the Southeasterly right of way line of State Highway Number 20;

Thence North 34°50' East, 1922.74 feet along said right of way line to Corner No. 3;

Thence South 55°10' East, 628.20 feet Corner No. 4;

Thence North 34°50' East, 661.40 feet to Corner No. 5;

Thence North 1°13' West, 210.90 feet to Corner No. 6;

Thence North 55°10' West, 504.27 feet to Corner No. 7;

Thence North 34°50' East, 461.57 feet to Corner No.8;

Thence East 191.53 feet to Corner No. 9;

Thence South 2640.00 feet to Corner No. 1, the place of beginning.

EXCEPTING THEREFROM all oil gas and mineral rights lying in and under said land as reserved by Max P. Schiefelbein, in deed recorded March 12, 1963, in Book 26, Page 383, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1 and 2 all right, title and interest in and to all minerals and mineral rights lying in and under said land as reserved by Milton Bors and Anna M. Bors, husband and wife, as reserved in deed recorded June 30, 1993, in Book 248, Page 278, Official Records of Elko County, Nevada.

ELKO COUNTY RIGHT TO RANCH AND FARM DISCLOSURE

Pursuant to Elko County Ordinance Title 12, Chapter 4, the Elko County Right to Ranch and Farm Disclosure is required to be provided to potential buyers of property which is adjacent to or within line of site of agricultural properties and activities by seller or seller's agent.

Elko County has determined that it is their policy to conserve, protect, enhance, and encourage agricultural operations throughout the county. The intent is to promote a good neighbor policy between ranchers, farmers, and residents and reduce nuisance suits that have disrupted traditional ranch and farm operations or have suppressed investments in farm improvements. Some nuisance suits have prevailed even though the ranch/farm business had been established prior to the encroaching non-agricultural practices. Lands lost from long-standing agricultural uses erode the viability of the county's agricultural industry, decrease the general food supply, and diminish the overall community economic diversity and cultural heritage.

For this disclosure, and in accordance with Elko County Ordinance, the following terms are defined as:

"Agricultural Facility" includes, under proper zoning and permitted use, any land building, structure, ditch, drain, pond, impoundment, appurtenance, machinery, equipment, or implements of husbandry that are used in an agricultural operation.


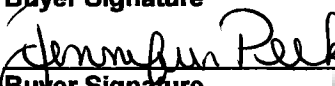
"Agricultural Operation" is a properly zoned and permitted activity or condition taking place in connection with the production of agricultural products for food, fiber, cellulose-based fuels and other lawful uses, where good, generally accepted agricultural practices occur and includes without limitations the practices listed in Title 12, Chapter 4, Section(s) B1-B14.

"Non-Agricultural Activities" means residential, commercial or industrial property development and use not associated with agriculture, agricultural activities and operations or the production of agricultural products.

"Nevada Water Law" Property owners and/or other assigns and successors are subject to Nevada water law pursuant to Nevada Revised Statutes Chapters 533 and 534.

"Fencing and Gates" Nevada is an "open range" state. Nevada property owners should fence out unwanted livestock, pursuant to NRS 569.440. Persons using any gate on or near agricultural property shall leave gate in the condition found or as directed.

Buyer(s) acknowledge receipt of a copy of the Elko County Ordinance Title 12, Chapter 4, which can also be found online at www.elkocountynv.net.

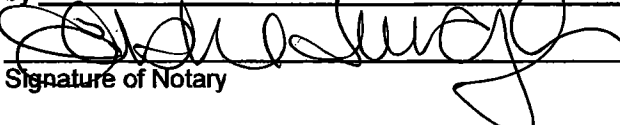
	Travis Peek	
Buyer Signature	Printed Name	Date/Time
	Jennifur Peek	2/29/24 9:32
Buyer Signature	Printed Name	Date/Time

State of Nevada

County of Churchill

This instrument was acknowledged before me on 2/29/2024

by Travis Peek and Jennifur Peek


Signature of Notary



NOTARY SEAL

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 006-050-03
b) 006-060-07
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property

\$ 100,000.00

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

()

c. Transfer Tax Value:

\$ 100,000.00

d. Real Property Transfer Tax Due

\$ 390.00

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.

DocuSigned by:

Signature Ira D. Slagowski
Ira D. Slagowski, President

Capacity Grantor

Signature _____
Travis Peek

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SLAGOWSKI RANCHES, INC., a
Nevada corporation

Address: HC 65 Box 36

City: Carlin

State: NV Zip: 89822

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 # 2251132 BC

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☒ Agricultural h. ☐ Mobile Home
☐ Other _____

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(_____)

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Signature _____

Capacity _____

Grantor _____

Ira D. Slagowski, President

Signature _____

Capacity _____

Grantee _____

Travis Peek
Travis Peek

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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Nevada corporation

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