

APN: 007-200-65
007-200-67
007-200-68

EUREKA COUNTY, NV
RPTT:\$3100.50 Rec:\$37.00
\$3,137.50 Pgs=4
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2024-251968

04/25/2024 03:47 PM

Mail Tax Statement to:
High Desert Farms NV, LLC
672 Housels Run Road
Milton, Pennsylvania 17847

When Recorded Return to:
STEWART TITLE COMPANY
810 Idaho Street
Elko, Nevada 89801

2207143-BC

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, FERNO L. DUBRAY, a married man who acquired title as an unmarried man, and SUSAN M. DUBRAY, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to HIGH DESERT FARMS NV, LLC, 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:

PARCEL 1:

Parcel 1 as shown on that certain Parcel Map for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, being a portion of Section 7, Township 21 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas in the land so patented, as reserved by THE UNITED STATES OF AMERICA in patent recorded April 12, 1965, in Book 7, Page 139, Official Records, Eureka County, Nevada.

PARCEL 2:

A parcel of land being all of Parcel No. 2 and a portion of Parcel No. 4 as shown on that certain Map of Division Into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, located within the South half of Section 7, Township 21 North, Range 53 East, MDM, being more particularly described as

follows:

Beginning at the Northeast corner of said Parcel No. 2 from which the East quarter corner of said Section 7 bears South $89^{\circ}46'51''$ East a distance of 2669.53 feet;

Thence along the Easterly boundary of said Parcel No. 2 South $00^{\circ}10'06''$ East a distance of 1325.31 feet;

Thence along a tangent circular curve to the left with a radius of 1322.75 feet and a central angle of $01^{\circ}35'02''$ an arc length of 36.56 feet to the Southeast corner of said Parcel No. 2;

Thence departing said Easterly boundary and along the Easterly boundary of said Parcel No. 4 along a tangent circular curve to the left with a radius of 1322.75 feet and a central angle of $87^{\circ}56'32''$ an arc length of 2030.27 feet to the Southeast corner of said Parcel No. 4;

Thence departing said Easterly boundary and along the Southerly boundary of said Parcel No. 4 with a non-tangent line North $89^{\circ}41'40''$ West a distance of 965.13 feet;

Thence departing said Southerly boundary North $00^{\circ}18'20''$ East, a distance of 197.00 feet;

Thence North $35^{\circ}55'54''$ West a distance of 472.86 feet;

Thence South $89^{\circ}56'40''$ West a distance of 259.50;

Thence from a tangent which bears South $34^{\circ}30'49''$ West, along a circular curve to the right with a radius of 1330.00 feet and a central angle of $37^{\circ}52'35''$ an arc length of 879.22 feet to a point on the Easterly right-of-way of State Route 278;

Thence departing said Easterly right-of-way with a non-tangent line South $71^{\circ}12'30''$ West a distance of 181.50 feet to a point on the South line of said Section 7;

Thence along said South line North $89^{\circ}42'14''$ West a distance of 19.58 feet to the intersection with the centerline of said State Route 278;

Thence departing said South line and along said centerline North $18^{\circ}47'30''$ West a distance of 2787.72 feet to the Northwesterly corner of said Parcel No. 2;

Thence along the Northerly boundary of said Parcel No. 2 South $89^{\circ}46'51''$ East, a distance of 211.54 feet to the intersection with said Easterly right-of-way;

Thence departing said Easterly right-of-way and continuing along said Northerly boundary South 89°46'51" East a distance of 1752.88 feet to the point of beginning.

EXCEPTING THEREFROM all the oil and gas in the land so patented, as reserved by THE UNITED STATES OF AMERICA in patent recorded April 12, 1965, in Book 7, Page 139, Official Records, Eureka County, Nevada.

PARCEL 3:

Parcel 3 as shown on that certain Parcel Map for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, being a portion of Section 7, Township 21 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas in the land so patented, as reserved by THE UNITED STATES OF AMERICA in patent recorded April 12, 1965, in Book 7, Page 139, Official Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all water and water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part hereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands including but not limited to the following Proof of Appropriation:

Water Rights: Permit #19279, #35374, #35375, #49853, #49854 and #67450.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.


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.

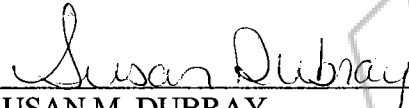
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IN WITNESS WHEREOF, the Grantors have signed this Deed this 25th day of April, 2024.



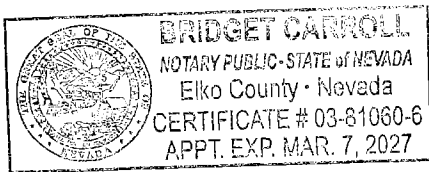
FERNO L. DUBRAY




SUSAN M. DUBRAY

STATE OF NV)
) : ss.
COUNTY OF Elko)

This instrument was acknowledged before me on April 25th, 2024, by FERNO L. DUBRAY.

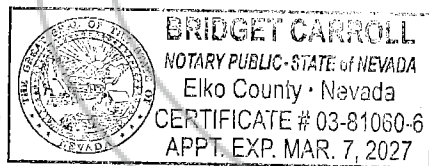




NOTARY PUBLIC

STATE OF NV)
) : ss.
COUNTY OF Elko)

This instrument was acknowledged before me on April 25, 2024, by SUSAN M. DUBRAY.





NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-200-65
 b) 007-200-67
 c) 007-200-68
 d) _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'//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 \$ 795,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 795,000.00
 d. Real Property Transfer Tax Due \$ 3,100.50

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 F. L. Dubray Capacity Grantor
 Signature _____ Capacity Grantee
 Lavern Peachy, Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ferno L. Dubray and Susan M. Dubray
 Address: PO Box 636
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: High Desert Farms NV, LLC
 Address: 672 Housels Run Rd
 City: Milton
 State: PA Zip: 17847

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2287743
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature _____ Ferno L. Dubray	Capacity _____	Grantor _____
Signature <u>Lavern Peachy</u> Lavern Peachy, Manager	Capacity _____	Grantee _____

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(REQUIRED)
 Print Name: Ferno L. Dubray and Susan M. Dubray
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