

APN: 007-140-12

R.P.T.T. \$ 4,118.40  
Escrow No. 01-40070-240

EUREKA COUNTY, NV **2025-254377**  
RPTT:\$4118.40 Rec:\$37.00  
\$4,155.40 Pgs=3 **04/01/2025 03:16 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
KATHERINE J. BOWLING, CLERK RECORDER

**RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:**  
DAVILA FAMILY FARMS, LLC  
PO Box 255  
Eureka, NV 89316  
Attn: Juan Antonio Davila

**MAIL TAX STATEMENT TO:**  
DAVILA FAMILY FARMS, LLC  
PO Box 255  
Eureka, NV 89316  
Attn: Juan Antonio Davila

2671580

The undersigned hereby affirm(s) that this document,  
including any exhibits, submitted for recording does  
not contain the social security number of any person or  
persons. (Per NRS 239B.030)

### **GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Mark Moyle Farms, LLC, a Nevada limited liability company ("Grantor") does hereby GRANT, BARGAIN and SELL to DAVILA FAMILY FARMS, LLC, a Nevada limited liability company, the real property situate in the County of Eureka, State of Nevada, described in Exhibit A attached hereto and incorporated herein by this reference ("Property");

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO (i) general and special taxes for the current fiscal tax year not yet due and payable and (ii) all matters of record.

[Signature appears on following page]

[Signature page to Grant, Bargain and Sale Deed]

This Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below. but to be effective as the 25 day of March, 2025.

Mark Moyle Farms, LLC, a Nevada limited liability company By: Its manager The Mark & Teresa Moyle Family Trust

By: Mark S. Moyle  
Mark S. Moyle, ~~Manager~~ CO-Trustee

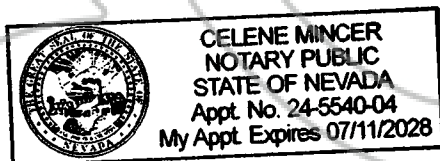
By: Teresa Y. Moyle  
Teresa Y. Moyle, ~~Manager~~ CO-Trustee

STATE OF Nevada )  
COUNTY OF Churchill )

This instrument was acknowledged before me on March 25, 2025, by Mark S. Moyle and Teresa Y. Moyle as ~~Managers~~ CO-Trustees of Mark Moyle Farms, LLC, a Nevada limited liability company. By: Its Manager The Mark & Teresa Moyle Family Trust

Celene Mincer  
Notary Public

My Commission Expires: 07-11-28



### Legal Description of Property<sup>1</sup>

*All that certain real property situated in the County of Eureka, State of Nevada, described as follows:*

TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 7: SE1/4SQ1/4; SW1/4SE1/4;

Section 18: E1/2NW1/4; W1/2NE1/4; NE1/4SW1/4; NW1/4SE1/4;

EXCEPTING THEREFROM all the oil, gas, potash and sodium, lying in and under said land, as reserved by THE UNITED STATES OF AMERICA in Patent recorded March 22, 1966, in Book 10, Page 210, Official Records, Eureka County, Nevada.

TOGETHER WITH all pumps, motors, pivots, mobile homes, one shop barn, and three hay barns.

TOGETHER WITH all water, water rights, right to use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any other use, including but not limited to the following:

Certificate:	43268	11523	
	43270	11525	
	43836	11530	
Total:	1000 acre feet		250 acres

Certificate:	32890	11520	
Total:	174 acre feet		43 acres

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, right and rights-of-way of record.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

---

<sup>1</sup> NTD: Legal description to be confirmed by Title Company.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 007-140-12  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a) ☐ Vacant Land  
b) ☒ Sgl. Fam. Residence  
c) ☐ Condo/twnhse  
d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.  
f) ☐ Comm'l/Ind'l  
g) ☒ Agricultural  
h) ☐ Mobile Home  
☐ Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_

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

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

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

3. a. Total Value/Sale Price of Property: \$1,056,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) \$  
c. Transfer Tax Value: \$1,056,000.00  
d. Real Property Transfer Tax Due: \$4,118.40
4. **IF EXEMPTION CLAIMED:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Mark S. Moyle Capacity: Grantor  
Signature: Mark S. Moyle Capacity: Grantee

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

Print Name: Mark Moyle Farms LLC  
Address: P O Box 842  
City: Fallon  
State: NV Zip: 89407

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

Print Name: Davila Family Farms LLC  
Address: PO Box 255  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Western Nevada Title Company Esc. #: 01-46020-24Q  
Address: 2258 Reno Highway, Suite A  
City: Fallon State: NV Zip: 89406

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*First American Title  
2500 N. Buffalo #120  
Las Vegas NV 89128*