

126350

A.P.N.: 008-031-30  
File No: 152-2262645 (MJ)  
R.P.T.T.: \$2,952.30

FILED FOR RECORDING  
AT THE REQUEST OF  
First American Title  
2006 APR 17 AM 11:59  
LINCOLN COUNTY REGISTER  
FEE \$2,952.30  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Southern Nevada Land and Cattle LLC  
P.O. Box 518  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

D. Roger Stewart, Rosemarie E. Stewart and Jeffrey A. Stewart, Co-Trustees of the D. Roger Stewart Family Trust, dated October 29, 1990

do(es) hereby GRANT, BARGAIN and SELL to

Southern Nevada Land and Cattle, LLC a Nevada Limited Liability Company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**The North Half (N1/2) of the Southeast Quarter (SE 1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada, except that part described as follows:**

**Beginning in the center of said Section 8, thence South 476 feet; thence South 45° East 26 feet; thence East 975 feet to drain or channel; thence North 21° West along drain to forty line 533 feet; thence West 798 feet to place of beginning.**

**Note: Said legal appeared in Document recorded March 24, 1930 in Book D1, Page 102 as file 6380.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/21/2006

D. Roger Stewart, Rosemarie E. Stewart and  
Jeffrey A. Stewart, Co-Trustees of the D.  
Roger Stewart Family Trust, dated October  
29, 1990

*D. Roger Stewart*

\_\_\_\_\_  
D. Roger Stewart, Co-Trustee

*Rosemarie E. Stewart*

\_\_\_\_\_  
Rosemarie E. Stewart, Co-Trustee

*Jeffrey A. Stewart*

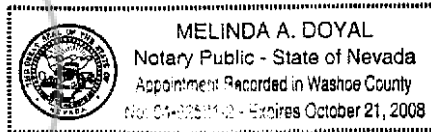
\_\_\_\_\_  
Jeffrey A. Stewart, Co-Trustee

STATE OF **NEVADA** )  
 )  
 ) : **SS.**  
COUNTY OF Washoe )

This instrument was acknowledged before me on April 7, 2006 by **D. Roger Stewart.**

*Melinda A. Doyal*  
\_\_\_\_\_  
Notary Public

(My commission expires:  
Oct. 21, 2008 )

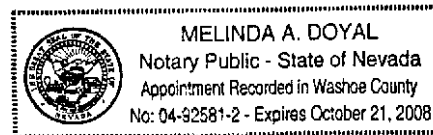


STATE OF **NEVADA** )  
 )  
 ) : **SS.**  
COUNTY OF )  
Washoe )

This instrument was acknowledged before me on  
April 7, 2006 by  
**Rosemarie E. Stewart.**

*Melinda A. Doyal*  
\_\_\_\_\_  
Notary Public

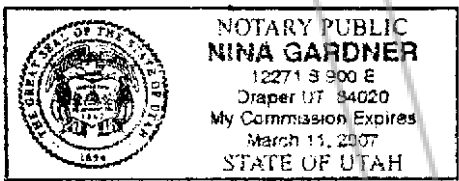
(My commission expires: Oct. 21, 2008 )



STATE OF ~~NEVADA~~ UTAH )  
 : ss.  
 COUNTY OF Salt Lake )

This instrument was acknowledged before me on  
April 11, 2006 by  
**Jeffrey A. Stewart.**

Nina Gardner  
Notary Public  
(My commission expires: 3-11-07  
)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 21, 2006** under Escrow No. **152-2262645**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-031-30
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book <u>215</u>	Page: <u>259-261</u>
Date of Recording: <u>April 17, 2006</u>	
Notes: <u>#176350</u>	

3. Total Value/Sales Price of Property: \$756,690.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$756,690.00  
 Real Property Transfer Tax Due \$2,952.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: D. Roger Stewart Capacity: Seller

Signature: Rosemarie E. Muscott Capacity: Seller

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: D. Roger Stewart Family Trust  
 Address: 4871 Meadow Springs  
 City: Reno  
 State: NV Zip: 89509

Print Name: Southern Nevada Land and Cattle LLC  
 Address: P.O. Box 518  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: First American Title Company of Nevada  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048  
 City: Ely

File Number: 152-2262645 MJ/LK  
 State: NV Zip: 89315

**STATE OF NEVADA  
DECLARATION OF VALUE**

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 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

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 Book 215 Page: 239-241  
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Signature: [Signature] Capacity: Managing Member  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: D. Roger Stewart Family Trust  
 Address: 4871 Meadow Springs  
 City: Reno  
 State: NV Zip: 89509

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Southern Nevada Land  
 Print Name: and Cattle LLC  
 Address: P.O. Box 518  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Company of  
 Print Name: Nevada File Number: 152-2262645 MJ/LK  
 Address: 768 Aultman Street, Ely, NV 89301,  
P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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