

DOC # 0136275

08/11/2010

09:18 AM

Official Record

Recording requested By  
BARNEY MCKENNA & OLMSTEAD, P.C. ATTB

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

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RPTT:

Recorded By: DP

Book- 257 Page- 0384



WHEN RECORDED, MAIL TO:

Jeffery J. McKenna, Esq.  
Barney McKenna & Olmstead, P.C.  
P.O. Box 2710  
St. George, UT 84771

MAIL TAX STATEMENT TO:

Eagle Valley Land Holdings, LLC  
John V. Crosthwait and Patricia J. Crosthwait  
HC-74 Box 263-11  
Pioche, NV 89043

A.P.N. 006-231-11

**GRANT, BARGAIN AND SALE DEED  
TRANSFER TAX EXEMPTION PER NRS 375.090, #9**

THIS INDENTURE WITNESSETH: That **John Crosthwait a/k/a John V. Crosthwait and Patricia Crosthwait a/k/a Patricia J. Crosthwait, husband and wife**, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Confirm to **Eagle Valley Land Holdings, LLC**, a Nevada limited liability company, whose address is HC-74 Box 263-11, Pioche, Nevada 89043, the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

DATED this 21st day of July, 2010.

  
JOHN CROSTHWAIT

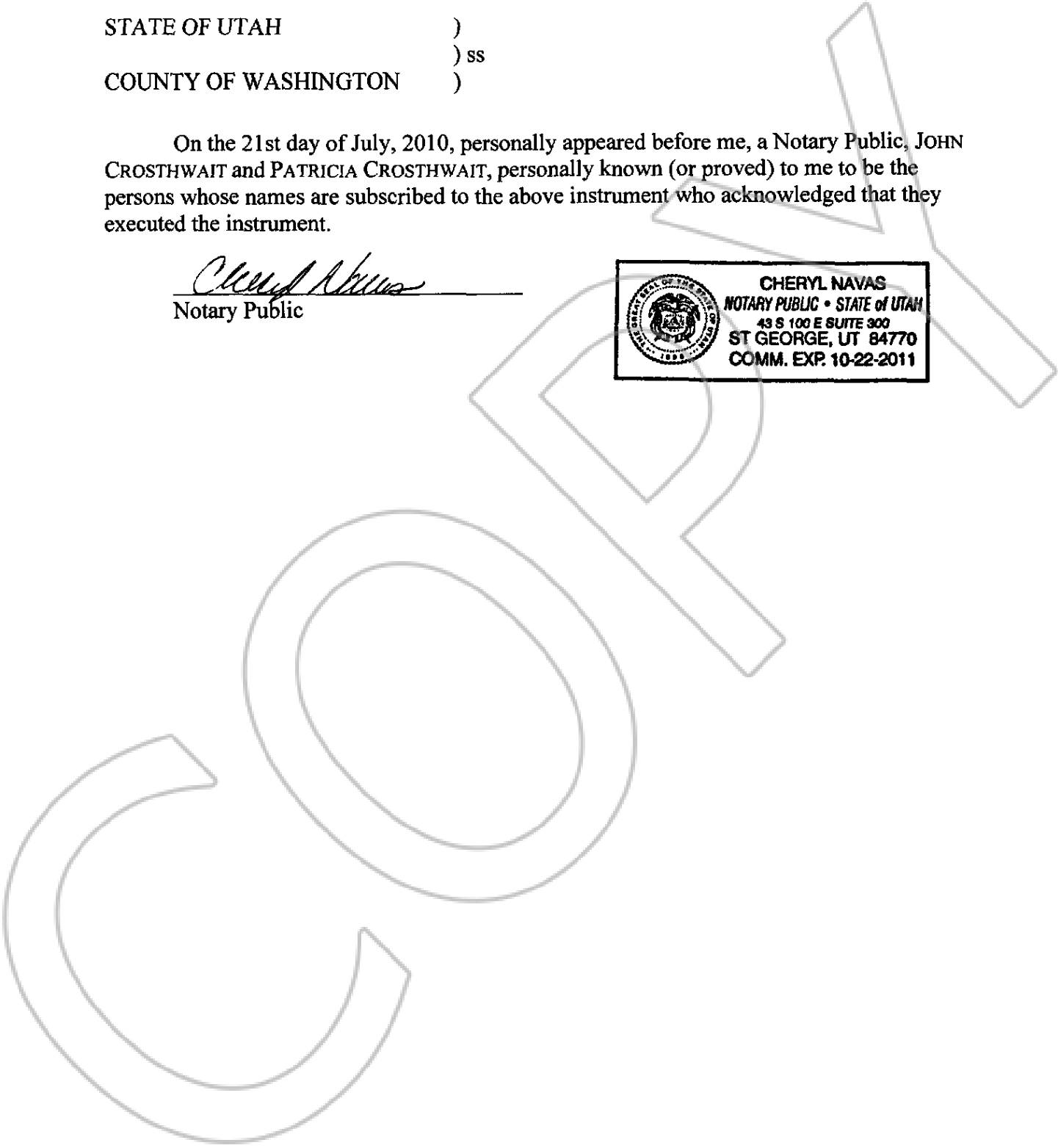
  
PATRICIA CROSTHWAIT



STATE OF UTAH )  
 ) ss  
COUNTY OF WASHINGTON )

On the 21st day of July, 2010, personally appeared before me, a Notary Public, JOHN CROSTHWAIT and PATRICIA CROSTHWAIT, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

*Cheryl Navas*  
Notary Public





### EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated within the SW1/4 NE1/4 of Sec. 35, T. 2N., R. 69 E., M.D.M., County of Lincoln, State of Nevada as shown on Record of Survey Boundary Line Adjustment, Plat Book B, Page 410, dated Nov. 27, 2001, being more particularly described as follows:

Beginning at the NW Corner of said SW1/4 NE1/4, said point being the CN1/16 of said Sec. 35 and the point of beginning;

Thence N 89°07'53" E along the northerly boundary of said SW1/4 NE1/4 a distance of 1316.47 feet to the NE Corner of said SW1/4 NE1/4, said point being the NE1/16 of said Sec. 35;

Thence S. 01°56' 43" E along the easterly boundary of said SW 1/4 NE 1/4 a distance of 742.07 feet to a point;

Thence N. 78°15'59" W. a distance of 333.17 feet to an angle point;

Thence S. 24°22'22" W. along a fence line a distance of 125.17 feet to an angle point in said fence line;

Thence N 65°10'41" W. a distance of 52.98 feet to an angle point in said fence line;

Thence N. 89°51'35" W. a distance of 358.76 feet to a point;

Thence N. 02°34'06" E. a distance of 40.05 feet to a point;

Thence N. 86°39'49" W. a distance of 534.00 feet to an intersection with the westerly boundary of said SW 1/4 NE 1/4;

Thence N. 02°10'05" W. along said westerly boundary a distance of 674.20 feet to the said CN1/16 and point of beginning.

EXCEPTING THEREFROM a parcel of land situated with the SW 1/4 NE 1/4 of Sec. 35, T. 2 N., R. 69 E., M.D.M., County of Lincoln, State of Nevada as shown on Record of Survey Boundary Line Adjustment Plat book B, Page 410, dated Nov 27, 2001, being more particularly described as follows:

Beginning at the NW Corner of said SW 1/4 NE 1/4, said point being the CN 1/16 of said Sec. 35 and the point of beginning;

Thence S. 02°10'05" E. along the westerly boundary of said SW 1/4 NE 1/4 a distance of 674.20 feet;

Thence S. 86°39'49" E., a distance of 534.00 feet to a fence corner;

Thence S. 02°34'06" W. along a fence line a distance of 40.05 feet;

Thence S. 89°51'35" E. leaving said fence line a distance of 74.22 feet to a fence corner;

Thence N. 60°58'27" W. along a fence line a distance of 82.83 feet to the point of beginning.

The above metes and bounds description was prepared by James J. Owens in accordance with Record of survey Boundary Line Adjustment for Paul S. Brown and Dorothy Thompson recorded November 27, 2001 in Plat Book B, Page 410 as File No. 117331 in the Office of the County Recorder of Lincoln County, Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested by  
BARNEY MCKENNA & OLMSTEAD, P.C.ATTB

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: DP RPPT:  
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- 1. Assessor Parcel Number(s)
  - a. 006-231-11
  - 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
  - Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

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

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

Notes: *Back up on file DP*

- 3. a. Total Value/Sales Price of Property \$ -0-
- b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090. Section 09
- b. Explain Reason for Exemption: Transfer to a business entity of which Grantor is 100% owner.

- 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: *[Signature]*

Signature: \_\_\_\_\_

Capacity: Legal Assistant

Capacity: \_\_\_\_\_

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

Print Name: John & Patricia Crosthwait

Address: HC-74, Box 263-11

City: Pioche

State: Nevada Zip: 89043

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

Print Name: Eagle Valley Land Holdings, LLC

Address: HC-74-, Box 263-11

City: Pioche

State: Nevada Zip: 89043

**COMPANY REQUESTING RECORDING**

Print Name: Barney McKenna & Olmstead, P.C.

Address: 43 S. 100 East, Suite 300

City: St. George

Escrow #: \_\_\_\_\_

State: Utah Zip: 84770