



This document prepared by (and after recording return to):  
Name: Daniel M. Hooge, Esq.  
Firm/Company: Attorney at Law  
Address: PO Box 532  
Address 2: 5 Love Lane  
City, State, Zip: Caliente, NV 89008  
Phone: 775-962-2665

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Assessor's Parcel No. = 003-151-18

**GRANT, BARGAIN, SALE DEED  
(LLC to Member)**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CLOVER CREEK PROPERTIES, LLC**, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey unto **Lane Truman and Samuel Moore**, individuals as tenants in common, hereinafter referred to as "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Lincoln, State of Nevada, to-wit:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 6A AS SHOWN BY MAP THEREOF ON FILE IN FILE 132543 OF PARCEL MAPS, IN BOOK C PAGE 424 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA.

Prior instrument reference: Book 234, Page 550-551, Document No. 129714 filed with the Recorder of Lincoln County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.



SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors hands this the 23 day of December, 2010.

LANE TRUMAN  
*Managing Member*  
CLOVER CREEK PROPERTIES, LLC

SAMUEL L. MOORE  
*Managing Member*  
CLOVER CREEK PROPERTIES, LLC

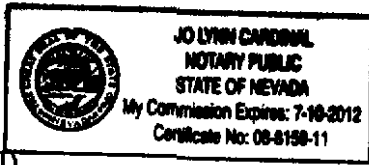
PAUL STEED  
*Managing Member*  
CLOVER CREEK PROPERTIES, LLC



STATE OF NEVADA

COUNTY OF LINCOLN

This instrument was acknowledged before me on December 23, 2010 (date)  
by LANE TRUMAN, a MANAGING MEMBER OF CLOVER CREEK PROPERTIES, LLC.



(Seal)

Notary Public

My Commission Expires:

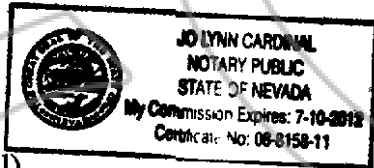
7-10-2012

Printed Name: Jo Lynn Cardinal

STATE OF NEVADA

COUNTY OF LINCOLN

This instrument was acknowledged before me on December 23, 2010 (date)  
by SAMUEL L. MOORE, a MANAGING MEMBER OF CLOVER CREEK PROPERTIES,  
LLC.



(Seal)

Notary Public

My Commission Expires:

7-10-2012

Printed Name: Jo Lynn Cardinal



**STATE OF NEVADA**

**COUNTY OF LINCOLN**

This instrument was acknowledged before me on December 23, 2010 (date)  
by PAUL STEED, a MANAGING MEMBER OF CLOVER CREEK PROPERTIES, LLC.



Notary Public

My Commission Expires:  
7-10-2012

Printed Name: Jo Lynn Cardinal

**Grantors(s) Name, Address, phone:**  
CLOVER CREEK PROPERTIES, LLC

**Grantee Name, Address, phone:**  
Lane Truman and Samuel Moore  
P.O. BOX 27  
CALIENTE, NV 89008  
775-726-3529

**SEND TAX STATEMENTS TO  
GRANTEE**

# State of Nevada Declaration of Value

DOC # DV-137569  
01/11/2011 04:06 PM  
Official Record

Recording requested By  
SAMUEL MOORE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00  
Recorded By: AE RPTT: \$93.60  
Book- 261 Page- 0145

1. Assessor Parcel Number(s)

- a) 003-151-18
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. \*Total Value / Sales Price of Property

\$ 24,000 -

Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_

Taxable Value \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Sam Moore Capacity Buyer  
Signature Sam Moore Capacity Agent for Clover Creek

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Clover Creek Properties  
Address P.O. Box 273  
City Caliente  
State NV Zip 89006

Print Name Sam Moore  
Address P.O. Box 273  
City Caliente  
State NV Zip 89006

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)



# Declaration of Value

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- a) 003-151-18
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

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Notes:	_____

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Deed In Lieu Only (value of forgiven debt)

\$ \_\_\_\_\_

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Signature \_\_\_\_\_ Capacity \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name Clear Creek Properties  
 Address P.O. Box 273  
 City Caliente  
 State NV Zip 89008

Print Name Lane Truman  
 Address P.O. Box 27  
 City Caliente  
 State NV Zip 89008

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)**

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_