

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$19.00

Page 1 of 6

RPTT: \$3,705.00

Recorded By: AE

Book- 279 Page- 0543

Assessor's parcel: #03-230-02;  
03-230-3; 03-230-04; 13-020-27

RECORDING REQUESTED by and return  
to:

Western Nevada Title Company  
2258 Reno Highway, Suite A  
Fallon, Nevada 89406  
03-35132-13



0143545

MAIL TAX STATEMENTS TO:

Grantee  
#1 Ox Rd.  
Caliente, NV 89008

*RPTT \$3,705.00*

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this 5<sup>th</sup> day of June, 2013,  
between HENRY R. BRACKENBURY and JOI L. BRACKENBURY, husband  
and wife, of the County of Lyon, State of Nevada, the parties  
of the first part, and 3J CATTLE, LLC, a Nevada limited  
liability company, of the County of Lincoln, State of Nevada,  
the parties of the second part,

**W I T N E S S E T H :**

That the said parties of the first part, for and in  
consideration of the sum of TEN DOLLARS (\$10.00), lawful money  
of the United States of America, to them in hand paid by the  
parties of the second part, and for other valuable  
considerations, the receipt whereof is hereby acknowledged, do  
by these presents grant, bargain, sell and convey unto the  
said parties of the second part, and to their heirs and



assigns forever, all that certain lot, piece or parcel of land situate in the County of Lyon, State of Nevada, more particularly bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH: All the personal property, water, water rights, rights of diversion and BLM grazing rights and leases as listed in Exhibit "B".

TOGETHER WITH, all and singular, 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 said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand the day and year first above written.

*Henry R. Brackenbury*  
HENRY R. BRACKENBURY

*Joi L. Brackenbury*  
JOI L. BRACKENBURY

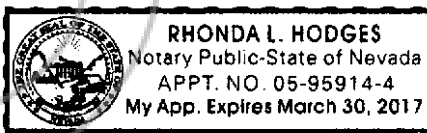


STATE OF NEVADA )  
 )  
County of Clark ) : ss.

On this 5<sup>th</sup> day of June, 2013, personally appeared before me, a Notary Public, in and for the county and state aforesaid, HENRY R. BRACKENBURY and JOI L. BRACKENBURY, who was known to me or who proved to me to be the persons, described in and who executed the above and foregoing instrument; who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

  
\_\_\_\_\_  
Notary Public





The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada, and is described as follows:

PARCEL 1:

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ); THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ); AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.

PARCEL 2:

PARCEL 2 AS SHOWN ON MAP OF DIVISION INTO LARGE PARCELS FOR LOM THOMPSON RECORDED FEBRUARY 27, 1996 AS FILE NO. 104837 IN PLAT BOOK A, PAGE 476, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, BEING A PORTION OF THE EAST HALF (E $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.

PARCEL 3:

ALL OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M. EXCEPTING THEREFROM ALL THAT PARCEL OF LAND IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M., LYING WEST OF U.S. HIGHWAY 93, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, MONUMENTED BY A STANDARD BUREAU OF LAND MANAGEMENT BRASS CAP; THENCE NORTH 89°53'16" EAST 908.57 FEET ALONG THE NORTH LINE OF SAID SECTION 22 TO THE U.S. HIGHWAY RIGHT-OF-WAY TO A NDOT CONCRETE MONUMENT AND CENTER PIN; THENCE SOUTH 50°19'15" WEST 1,184.60 FEET ALONG SAID U.S. HIGHWAY RIGHT-OF-WAY TO A REBAR AND CAP STAMPED P.L.S. 6204; THENCE NORTH 00°14'19" EAST 754.58 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ); THE NORTH HALF (N $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ); AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.

PARCEL 5:

THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.

PARCEL 6:

PARCEL NO. 2 AS SHOWN ON PARCEL MAP FOR LOM THOMPSON RECORDED DECEMBER 02, 1996 AS FILE NO. 106560 IN PLAT BOOK B, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, BEING A PORTION OF THE EAST HALF (E $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.

PARCEL 7:

THE EAST HALF (E $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) AND THE SOUTH HALF (S $\frac{1}{2}$ ) OF

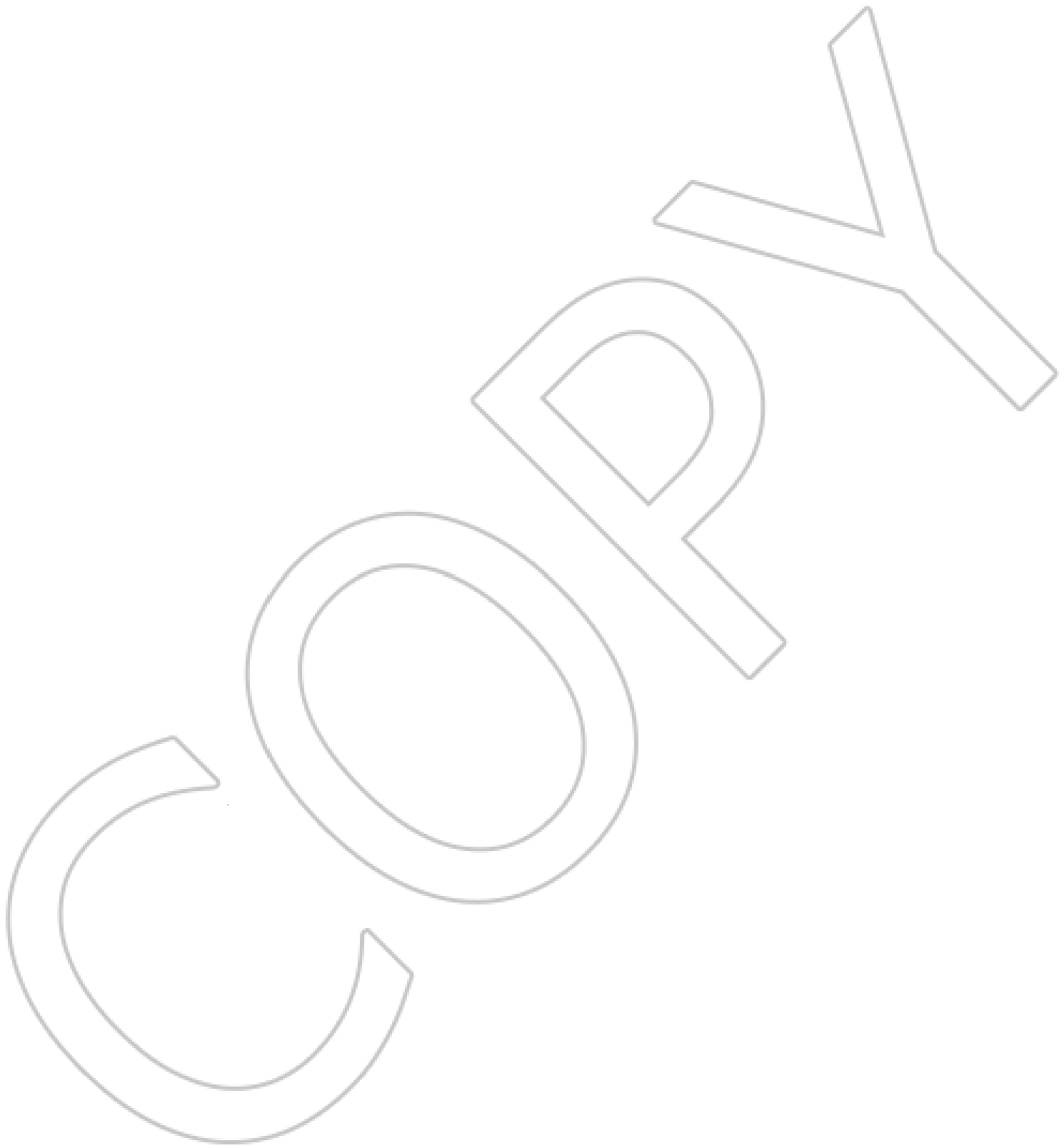


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THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 21,  
TOWNSHIP 3 SOUTH, RANGE 67 EAST. M.D.M.





## EXHIBIT B

All water and water rights of every kind and nature, including but not limited to any and all water and water rights received from or distributed by Permit Number 22477 (Certificate Number 7554), Permit Number 24327 (Certificate Number 14438), Permit Number 25873 (Certificate Number 9286), Permit Number 57679 (Certificate Number 16180) and Permit Number 57680 (Certificate Number 16181), now owned or hereafter acquired by Debtor, whether such water and water rights are riparian, appropriative or otherwise and whether or not appurtenant to the real estate described on Exhibit A attached hereto, all ditch and ditch rights and any shares of stock, licenses, permits and contracts evidencing such water or ditch rights, and all wells, reservoirs, dams, embankments or fixtures relating thereto, together with all replacements, substitutions, accessions thereto and proceeds derived therefrom.

All irrigation equipment of every kind and nature, including but not limited to center irrigation pivots, wheel lines, hand lines, pumps, pvc pipe, sprinklers, gearheads, motors and windmills, now owned or hereafter acquired by Debtor and wheresover located and situated, including but not limited to the foregoing described equipment now or hereafter installed on, affixed to, placed upon or used in connection with the real estate described on Exhibit A attached hereto, together with all replacements, renewals, substitutions and proceeds derived therefrom.

All of the Debtor's rights, title and interest in and to any and all federal government leases, licenses and permits now or hereafter owned by the Debtor including but not limited to BLM Authorization Number 2703733, Allotment Number 01036 (Highway) and Allotment Number 01055 (Peck), together with any and all other leases, licenses and permits of every kind and nature, by and between Debtor and the United States of America, by and through its agencies, which are connected to or pertain to the real estate described on Exhibit A attached hereto, together with all replacements, renewals, substitutions and proceeds derived therefrom.

All fixtures of every kind and nature, now owned or hereafter acquired by Debtor and now or hereafter located and situated on the real estate described on Exhibit A attached hereto, together with all replacements, substitutions, accessions thereto and proceeds derived therefrom.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00  
Recorded By: AE RPTT: \$3,705.00  
Book- 279 Page- 0543

FOR RECOR  
Document/Inst. \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 3-230-02, 3-230-03, 3-230-04, 13-020-27  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Lot                      b)  Single Fam. Res.  
c)  Condo/Twnhse                    d)  2-4 Plex  
e)  Apt. Bldg.                          f)  Comm'l/Ind'l  
g)  Agriculture                      h)  Mobile Home  
 Other \_\_\_\_\_

3. Total Value/Sales Price of Property \$950,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$950,000.00  
Real Property Transfer Tax Due \$ 3,705.00

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 and 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 is 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/Grantor \_\_\_\_\_ Capacity \_\_\_\_\_

Signature/Grantee *[Signature]* Capacity *[Signature]*

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

Print Name: Henry R. Brackenbury  
Joi L. Brackenbury  
Address: PO Box 75  
City: Yerington  
State: NV Zip: 89447

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

Print Name: 3J Cattle, LLC  
Address: #1 Ox Road  
City: Caliente  
State: NV Zip: 89008

**COMPANY REQUESTING RECORDING**

Print Name: Western Nevada Title Company Escrow # 03-35132-13  
Address: 2258 Reno Hwy., Suite A  
City: Fallon State: NV Zip: 89406

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

First American Title  
5310 Kietzke Lane Suite 100  
Reno NV 89511