

DOC # 562546
10/31/2006 02:45 PM

Official Record

Requested By
STEWART TITLE

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 7 Fee: \$20.00

Recorded By: NR RPTT: \$13,260.00

007-580-010, 007-590-002, 007-590-003

007-580-009, 007-590-009, 008-150-003

APN# 007-590-006 007-590-007 007-580-003

Recording Requested by and Return To:

Name Joe I Duraw

Address HC 62 Box 1600

City/State/Zip Wells NV 89835

06212165



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Grant Bargain & Sale Deed
(Title of Document)



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GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the County of Elko, State of Nevada, to the following Grantee:

- Grantor 1:** Nancy Brackett, also known as Nancy D. Brackett
Address: HC 62 Box 550
Wells, NV 89835

- Grantor 2:** Seven N Cattle Co., a Nevada corporation
Address: HC 62 Box 550
Deeth, NV 89823

- Grantor 3:** Tabor Creek Ranch, LLC, an Idaho limited liability company
Address: HC 62 Box 550
Deeth, NV 89823

- Grantee:** Joe I. Durant
Address: HC 62 Box 1600
Wells, NV 89835

Taking title as: Trustee of The Joe I. Durant and Janelle E. Durant Revocable Trust

Estate conveyed: fee simple

Legal description of property conveyed:

(See Exhibit A attached hereto.)

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

SUBJECT TO Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.

TOGETHER WITH all scales, fences, non-portable corrals, buildings, pumps, motors, pivots, pipelines, non-portable troughs, gates, and other improvements thereon.

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court Street
Elko, Nevada 89801



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TOGETHER WITH all waters, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith, including, without limitation, those water rights more particularly described as follows:

<u>Application No.</u>	<u>Certificate No.</u>
35315	12592
35316	12593
35317	12594
54207	13207
54208	13208

TOGETHER WITH all right, title and interest in and to all oil, gas, mineral, petroleum, and geothermal resources, and all other mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases thereon, and all rentals, royalties and/or other considerations payable therefor.

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

DATED this 30 day of October, 2006.

GRANTORS:

Nancy Brackett
NANCY BRACKETT

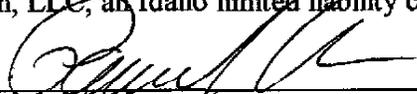


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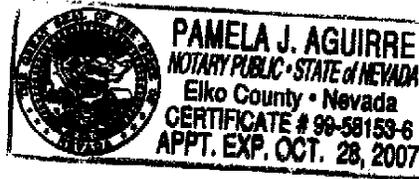
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STATE OF NEVADA,)
) ss.
COUNTY OF ELKO.)

This instrument was acknowledged before me on October 30, 2006, by Marc Brackett as a managing member of Tabor Creek Ranch, LLC, an Idaho limited liability company.



NOTARY PUBLIC



06100393.bjp
October 25, 2006



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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 06212165

The land referred to herein is situated in the State of Nevada, County of Elko described as follows:

PARCEL 1:

TOWNSHIP 39 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 1: That portion of Lots 1, 2, 3, 4, and the S1/2N1/2 lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

Section 3: All;

Section 10: NE1/4; E1/2NW1/4; N1/2SE1/4;

Section 15: W1/2; W1/2E1/2;

TOWNSHIP 40 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 25: All that portion of the N1/2 lying westerly of the centerline of the County Road as said road exists on November 2, 1981.

Section 26: E1/2NE1/4; W1/2SE1/4;

Section 34: W1/2;

Section 36: That portion of the NE1/4 and S1/2 lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

TOWNSHIP 40 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 19: That portion lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

EXCEPTING from Section 19, TOWNSHIP 40 NORTH, RANGE 61 EAST, M.D.B.&M., all coal, oil, gas and other minerals of every kind and nature as reserved by WILKINS AND WUNDERLICH, a partnership, in Deed recorded April 3, 1946, in Book 54 of Deed at Page 83, Elko County, Nevada records.

PARCEL 2:

TOWNSHIP 40 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 36: That portion of the NW1/4 lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

Continued on next page



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ESCROW NO.: 06212165

TOWNSHIP 39 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 1: That portion of the S1/2 lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

Section 2: All;

Section 11: All;

Section 12: That portion of the N1/2NE1/4, SW1/4NE1/4, NW1/4, N1/2SW1/4 and SW1/4SW1/4 lying westerly of the centerline of the existing County Road as said road exists on November 2, 1981.

TOWNSHIP 40 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 25: All that portion of the S1/2 lying westerly of the centerline of the County Road as said road exists on November 2, 1981.

Section 26: E1/2SE1/4;

Section 34: E1/2;

Section 35: All;

FURTHER EXCEPTING from portions of all of described parcels a strip of land 400 feet in width, as reserved in various deeds of record from the CENTRAL PACIFIC RAILWAY COMPANY.

PARCEL 3:

TOWNSHIP 40 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 24: SE1/4; SW1/4;

PARCEL 4:

TOWNSHIP 39 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 13: All;

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE

Elko County - NV
Jerry D. Reynolds - Recorder
Page 1 of 1 Fee: \$20.00
Recorded By: NR RPTT: \$13,260.00

FOR REC
Document/
Book: _____
Date of Re:
Notes: _____

- 1. Assessor Parcel Number(s):
a) 007-580-010
b) 007-590-002 007-590-003
c) 007-580-009 007-590-009 008-150-003
d) 007-590-006 007-590-007 007-580-003

- 2. Type of Property:
a) XX Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) XX Agricultural h) _____ Mobile Home
i) Other: _____

3. Total Value/Sales Price of Property \$ 3,400,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ _____

Transfer Tax Value \$ 3,400,000.00

Real Property Transfer Tax Due: \$ 13,260.00

- 4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 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: _____ Capacity: _____
Signature: Joe I. Durant Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(required)

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Tabor Creek Ranch, LLC. Seven N
Address: HC 62 Box 550
City/State/Zip: Wells, NV 89835

Print Name: Joe I. Durant, Trustee
Address: HC 62, Box 1600
City/State/Zip: Wells, NV 89835

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06212165
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801