

DOC # 587954  
12/31/2007 02:21 PM

Official Record

Requested By  
MARVEL & KUMP, LTD  
Elko County - NV  
Jerry D. Reynolds - Recorder  
Page 1 of 5 Fee: \$18.00  
Recorded By: NR RPT:

When recorded return to:  
Marvel & Kump, Ltd.  
PO Box 2645  
Elko, NV 89801  
Mail tax statements:  
TABOR CREEK, LLC  
IIC 62 Box 1600  
Wells, NV 89835  
APN:007-580-010,007-590-002, 007-590-003  
007-580-009, 007-590-009, 008-150-003  
007-590-006, 007-590-007, 007-580-003



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 20<sup>th</sup> day of December, 2007, by and between, **JOE I. DURANT, AS TRUSTEE OF THE JOE I. DURANT AND JANELLE E. DURANT REVOCABLE TRUST**, "Grantor"; and **TABOR CREEK, LLC**, a Nevada limited liability company, "Grantee."

WITNESSETH:

That the said Grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantee, and its successors and assigns, all that certain property situate, lying, and being in the County of Elko, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

**SUBJECT TO** all conditions, encroachments, codes, laws, zoning ordinances, restrictions and regulations, if any, which apply to the property.

**SUBJECT TO** all existing rights of way, easements, licenses, and privileges for highways, roads, trails, railroads, canals, ditches, flumes, conduits, pipe, pole, or transmission lines, telephone lines or cables, reservoirs, and dams, on, under, over, through or across said premises or any portion thereof.

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

**SUBJECT TO** any and all oil, gas, geothermal or mineral interests, rights, or reservations on the property which may be owned by third parties.



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

**EXCEPTING THEREFROM** the exclusive hunting and fishing rights, privileges, licenses and easements conveyed by Grantor herein to Open Box Arrow Outfitters, LLC, a Nevada limited liability company, by Grant, Bargain and Sale Deed and Conveyance of Hunting and Fishing Rights dated and recorded as of cvcn date herewith.

**TOGETHER WITH** all fences, corrals, buildings and other improvements thereon.

**TOGETHER WITH** all water, water rights, dams, ditches, canals, headgates, diversions, reservoirs, springs, 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 or hereafter used or enjoyed in connection therewith (**EXCEPTING THEREFROM** all irrigation pumps, pumping stations, pivots, wells, motors, panels, and pipelines, which items have been conveyed by Grantor herein to JID Equipment, LLC, a Nevada limited liability company, by Warranty Bill of Sale dated and effective as of even date herewith), 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, if any and without warranty, including, but not limited to, 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 of Grantor's 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 to Grantor therefor.



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**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.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, and its successors and assigns, forever.

**IN WITNESS WHEREOF**, the said Grantor has executed this Deed as of the day and year first hereinabove written.

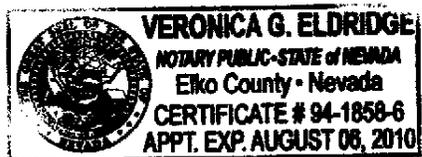
**GRANTOR:**

**JOE I. DURANT**, as Trustee of the Joe I. Durant and Janelle E. Durant Revocable Trust

STATE OF NEVADA)  
  )SS.  
COUNTY OF ELKO )

On December 20, 2007, personally appeared before me, a Notary Public, **JOE I. DURANT**, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument for and on behalf of said Trust.

NOTARY PUBLIC





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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.

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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

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S  
E

Requested By  
MARVEL & KUMP, LTD

Elko County - NV  
Jerry D. Reynolds - Recorder

FOR RECORD	Page 1 of 1	Fee: \$18.00
	Recorded By: NR	RPTT:
	Document/In:	
	Book:	
Date of Recor:		
Notes:		
<u>Articles verified</u>		

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

2. Type of Property:
- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due: \$ 0

(TAX IS COMPUTED @ \$1.95 per \$500 value)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: (9) + (7)

b. Explain Reason for Exemption: Grantor trust owns 100% of trust / Trust to LLC

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 [Signature] Capacity Attorney

Signature [Signature] Capacity Attorney

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Joe J. Durant Rev. Trust</u>	Print Name: <u>Labor Creek, LLC</u>
Address: <u>Hc 62, Box 1600</u>	Address: <u>Hc 62, Box 1600</u>
City: <u>Wells</u>	City: <u>Wells</u>
State: <u>NV</u> Zip: <u>89835</u>	State: <u>NV</u> Zip: <u>89835</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Marvel & Kump Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_