

DOC# 646889
10/18/2011 11:24AM

Official Record

Requested By
STEWART TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 8

Fee: \$21.00

Recorded By NR

RPTT: \$2,152.80

When recorded return to:

Grantee Police

Mail tax statements to:

Sonora, LLC

P.O. Box 1597

Elko, NV 89803

APN: 007-08C-004

10/12/2011



646889

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 14th day of October, 2011, by and between **MORRIS S. GALLAGHER** and **BARBARA W. GALLAGHER**, husband and wife, "Grantors"; and **SONORA, LLC, a Nevada limited liability company**, "Grantee."

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, do 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, and more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference.

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 fences, corrals, structures and other improvements situate thereon.

TOGETHER WITH all easements, rights of way, licenses and privileges appurtenant to or used in connection with said lands.

TOGETHER WITH all water, 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 or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic



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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. Said water rights include, without limitation, those water rights decreed to said lands or any portion thereof pursuant to the Decree entered in Civil Action Number 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, entitled, "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries," set out in the Blue Book compilation of "The Humboldt River Adjudication - 1923-1938," being a portion of those water rights described and set forth on page 52 of the Edwards Decree under Proof 00405 entitled "Claimant - HANKINS-BELLINGER CO.; Source - Lamoille Creek; Ditch - Hankins - Bellinger Ditches," being 49.694 harvest acres, and identified and appurtenant to the subject property, as follows:

Priority	Harvest Acres
1865	2.364
1868	0.59
1868A	2.86
1869	4.99
1870	0.52
1871	8.07
1872	2.73
1873	3.05
1874	2.48
1875	12.39
1876	4.40
1877	2.65
1878	2.60

	49.694

Said water rights further include that Application/Permit described as follows: Amended Application for Permit to appropriate the Public Waters of the State of Nevada, No. 67427, duly filed with the State Engineer, Division of Water Resources, of the State of Nevada.

Grantors, for themselves and their heirs, executors, administrators, successors and assigns, notwithstanding any other provisions hereof to the contrary,



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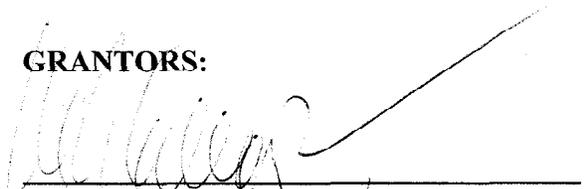
hereby forever covenant, warrant and defend all of said water rights, and title, nature, status, scope, extent, quality and priority thereto, so granted to Grantee, and Grantee's successors and assigns, against every person, entity and/or third party lawfully claiming or demanding the same or any part thereof; and Grantors, for themselves and their heirs, executors, administrators, successors and assigns, on reasonable demand of Grantee, and its successors and assigns, hereby further forever covenant and agree to execute any document or instrument necessary for the further assurance of title, nature, status, scope, extent, quality and priority to said water rights and appurtenances.

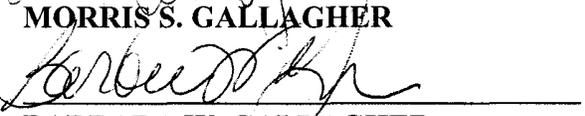
TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

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

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

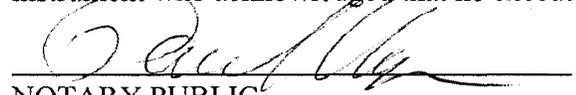


MORRIS S. GALLAGHER


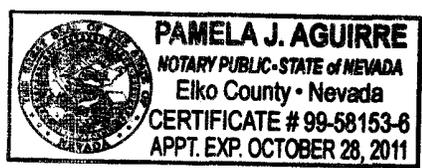
BARBARA W. GALLAGHER

STATE OF NEVADA)
)SS.
COUNTY OF ELKO)

On October 14, 2011, personally appeared before me, a Notary Public, **MORRIS S. GALLAGHER** personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument.



NOTARY PUBLIC





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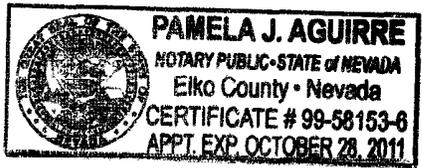
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STATE OF NEVADA)
)SS.
COUNTY OF ELKO)

On October 14, 2011, personally appeared before me, a Notary Public, **BARBARA W. GALLAGHER**, personally known to me or proven to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.



NOTARY PUBLIC



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EXHIBIT "A"

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

PARCEL 1:

A parcel of land located in Sections 18 and 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, being the Blackstock remainder as shown of the Record of Survey, Boundary Line Adjustment Map for The Robert L. Zerga Trust, Bruce Blackstock, Stewart R. Wilson and Karen C. Wilson, on file in the office of the Elko County Recorder, Elko, Nevada, File No. 421144, being more particularly described as follows:

Beginning at the Southwest corner of said Section 18, a point being Corner No. 1, the true point of beginning;

Thence North 00°02'07" West, 250.82 feet along the West line of said Section 18, to Corner No. 2;

Thence North 82°53'07" East, 76.40 feet to point being Corner No. 3;

Thence North 35°02'26" East, 299.40 feet to a point being Corner No. 4;

Thence North 42°10'59" East, 131.00 feet to a point being Corner No. 5;

Thence South 49°46'11" East, 143.31 feet to a point being Corner No. 6;

Thence South 76°24'13" East, 152.19 feet to a point being Corner No. 7;

Thence South 10°38'45" East, 213.02 feet to a point being Corner No. 8;

Thence South 57°58'08" East, 130.87 feet to a point being Corner No. 9;

Thence South 28°44'42" East, 235.12 feet to a point being Corner No. 10;

Thence South 52°50'37" East, 44.44 feet to a point being Corner No. 11;

Thence South 87°01'24" East, 741.10 feet to a point being Corner No. 12;

Thence North 87°09'41" East, 200.00 feet to a point being Corner No. 13;

Thence South 00°08'41" East, 247.44 feet to a point being Corner No. 14;

Thence South 90°00'00" East, 813.42 feet to Corner No. 15, a point being on the North-South ¼ section line of said Section 19;

Thence South 00°01'42" West, 515.74 feet along the said North-South ¼ section line to Corner No. 16;

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Thence North 89°31'31" West, 1170.30 feet to a point being Corner No. 17;

Thence North 15°30'38" West, 79.02 feet to a point being Corner No. 18;

Thence North 42°17'41" West, 389.98 feet to a point being Corner No. 19;

Thence South 73°17'29" West, 374.25 feet to a point being Corner No. 20;

Thence South 60°35'29" West, 202.82 feet to a point being Corner No. 21;

Thence North 30°54'13" West, 715.39 feet to a point being Corner No. 22;

Thence North 89°56'34" West, 289.20 feet to Corner No. 23, a point being on the West line of said Section 19;

Thence North 00°20'24" East, 48.13 feet along the said West line of Section 19 to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM the following described parcel:

A parcel of land located in Sections 18 and 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at the Southeast corner of Adjusted Parcel 2, as shown on a Boundary Line Adjustment Record of Survey for Stewart R. Wilson, Karen C. Wilson and the Robert L. Zerga Trust, on file in the office of the Elko County Recorder, Elko, Nevada, as File No. 379438, a point being Corner No. 1, the true point of beginning;

Thence South 87°09'41" West, 815.19 feet along the Southerly line of said Adjusted Parcel 2, to Corner No. 2;

Thence South 00°08'41" East, 247.44 feet to Corner No. 3;

Thence East, 813.42 feet to Corner No. 4, a point on the North-South ¼ section line of said Section 19;

Thence North 00°01'42" East, 287.81 feet along the said North-South ¼ section 19 to Corner No. 1, the point of beginning;

FURTHER EXCEPTING THEREFROM a parcel of land located in Section 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada more particularly described as follows:

Beginning at the Southwest corner of Adjusted Parcel 2, as shown on a Boundary Line Adjustment Record of Survey for Stewart R. Wilson, Karen C. Wilson and the Robert L. Zerga Trust, on file in the office of the Elko County Recorder, Elko, Nevada, File No. 379438, a point being Corner No. 1, the true point of beginning;

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Thence South 87°01'24" East, 415.76 feet along the Southerly line of said Adjusted Parcel 2, to Corner No. 2;

Thence North 87°09'41" East, 200.00 feet along the Southerly line of said Adjusted Parcel 2, to Corner No. 3;

Thence South 00°08'41" East, 247.44 feet to Corner No. 4;

Thence North 67°10'18" West, 667.90 feet to Corner No. 1, the point of beginning.

PARCEL 2:

A parcel of land located in Sections 18 and 19, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M., County of Elko, Nevada, being a portion of parcel 3, as shown on a Parcel Map for Wilson & Zerga, on file in the Office of the Elko County Recorder, Elko, Nevada, at File No. 275754, more particularly described as follows:

Commencing at the Southwest Corner of said Section 18, as shown on the said Parcel Map for Wilson & Zerga, thence North 00°02'07" West, 250.82 feet along the westerly line of said Section 18, to Corner No. 1, the Point of Beginning;

THENCE continuing North 00°02'07" West, 139.07 feet along the said westerly line of Section 18, to Corner No. 2;

THENCE North 35°02'09" East, 559.03 feet, to Corner No. 3;

THENCE North 89°31'45" East, 891.35 feet, to Corner No. 4, a point being the Northwest Corner of Parcel 1, as shown on said Wilson & Zerga Parcel Map;

THENCE South 00°17'09" East, 909.45 feet, along the westerly line of said Wilson & Zerga Parcel 1, to Corner No. 5, a point being the Southwest Corner of Parcel 2, as shown on said Wilson & Zerga Parcel Map;

THENCE North 87°01'24" West, 325.34 feet, to Corner No. 6;

THENCE North 52°50'37" West, 44.44 feet, to Corner No. 7;

THENCE North 28°44'42" West, 235.12 feet, to Corner No. 8;

THENCE North 57°58'08" West, 130.87 feet, to Corner No. 9;

THENCE North 10°38'45" West, 213.02 feet to Corner No. 10;

THENCE North 76°24'13" West, 152.19 feet, to Corner No. 11;

THENCE North 49°46'11" West, 143.31 feet, to Corner No. 12;

THENCE South 42°10'59" West, 131.00 feet, to Corner No. 13;

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THENCE South $35^{\circ}02'26''$ West, 299.40 feet, to Corner No. 14;

THENCE South $82^{\circ}53'07''$ West, 76.40 feet, to Corner No. 1, the point of beginning.

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D Mike Smales - Recorder

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Fee: \$21.00

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STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessor Parcel Number(s) a) 007-08C-004 b) c) d)

- 2. Type of Property a) [X] Vacant Land b) [] Single Family Residence c) [] Condo/Twnhse d) [] 2-4 Plex e) [] Apartment Bldg. f) [] Commercial/Industrial g) [] Agricultural h) [] Mobile Home i) [] Other

3. Total Value/Sales Price of Property \$552,000.00 Deed in Lieu of Foreclosure Only (Value of Property) () Transfer Tax Value \$552,000.00 Real Property Transfer Tax Due: \$2,152.80

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.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Morris S. Gallagher Capacity:

Signature: James J. Pescio Capacity: manager Sonora, LLC. manager

SELLER (GRANTOR) INFORMATION

Print Name: Morris S. Gallagher Address: 810 Court Street City/State/Zip Elko, NV 89801

BUYER (GRANTEE) INFORMATION

Print Name: Sonora, LLC. Address: P.O. Box 1597 City/State/Zip Elko, NV 89803

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

Company Name: Stewart Title of Nevada Escrow No 1042686-21 Address: 810 Idaho Street City Elko State: NV Zip 89801