

DOC# 679027

10/01/2013

09:43AM

Official Record

Requested By  
STEWART TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

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Fee: \$21.00

Recorded By ST

RPTT: \$3,445.65

APN's: 006-260-015  
006-260-014  
006-250-004

04156420



\*679027\*

GRANTEE'S ADDRESS FOR TAX STATEMENTS:

David M. Little, Jr. and Bonnie Little  
HC30 Box 346  
Spring Creek, NV 89815-9755

WHEN RECORDED RETURN TO:

Stewart Title of Nevada  
810 Idaho Street  
Elko, NV 89801

GRANT BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, the **SIMONE ZAGA as Trustee of the SIMONE ZAGA FAMILY TRUST** dated December 19, 2012, as Grantor, does hereby grant, bargain and sell to **DAVID M. LITTLE, JR. and BONNIE LITTLE**, husband and wife, as Grantees, as joint tenants with right of survivorship, and to their heirs and assigns and the heirs and assigns of the survivor, forever, the property located in the County of Elko, State of Nevada, more particularly described in the attached Exhibits A and B as follows:

RESERVING unto A. SIMONE ZAGA a life estate in and to her personal residential home located on the Property described on Exhibit "B" attached hereto and made a part hereof, together with the right of ingress and egress thereto and the right to maintain a reasonable number of domestic animals thereon, but not to exceed the current numbers as of the date hereof, for the natural life of A. SIMONE ZAGA, or until such time she vacates said home. Upon the death of A. SIMONE ZAGA or upon her permanent departure therefrom, the herein reserves right to use and occupy the home shall by reason of such death or departure, and without further action except as otherwise provided by applicable law, terminate said life estate, and all right and interest of A. SIMONE ZAGA herein reserved shall automatically terminate and expire and revert to the Grantees, or their heirs and/or assigns.

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



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

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

TOGETHER WITH all of the 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, rentals and/or royalties thereon.

TOGETHER WITH any buildings fixtures and improvements situate thereon.

TOGETHER WITH all fences, corrals, and other improvements thereon including but not limited to gates, panels, fuel and propane tanks, all stockwater troughs, water tanks, and pipelines and stockwater, irrigation and domestic water systems if any on said lands.

TOGETHER WITH all of the Grantor's right, title and interest in and to all rights, privileges, preference, permit and licenses, without representation or warranty, to graze cattle upon the federal domain administered by the United States Forest Service, in the Toyn Creek C&H Grazing Allotment (Allotment No. 231), together with all cooperative agreements and range improvements used in connection with said grazing permits, to the extent ZAGA has an interest therein.

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 Property or any part thereof, or now or 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 Property, or any part thereof, or used or enjoyed in connection therewith or



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with federal domain grazing lands appurtenant or attached thereto, if any and without warranty.

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

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees, as joint tenants with rights of survivorship and to to their heirs and assigns and the heirs and assigns of the survivor, forever.

Dated this 27<sup>th</sup> day of September, 2013.

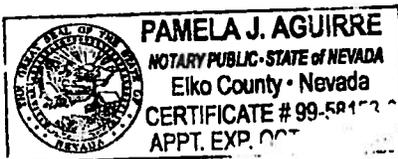
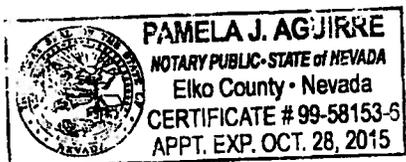
**SIMONE ZAGA FAMILY TRUST dated December 19, 2012.**

By: *Simone Zaga*  
**SIMONE ZAGA, Trustee**

State of Nevada  
County of Elko

This instrument was acknowledged before me on the 27<sup>th</sup> day of September, 2013, by **SIMONE ZAGA** as Trustee of **SIMONE ZAGA FAMILY TRUST dated December 19, 2012.**

*[Signature]*  
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:

TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 1: Lots 3 and 4;  
Section 2: Lot 1;

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 34: S1/2NE1/4; N1/2SE1/4;  
Section 35: W1/2NE1/4; NW1/4; N1/2SE1/4; SE1/4SE1/4; N1/2SW1/4;  
SE1/4NE1/4;  
Section 36: Lots 3 and 4; W1/2SE1/4; N1/2SW1/4; SE1/4SW1/4;

ALSO, H.E. Survey No. 230, embracing a portion of Section 1, TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M., and Section 6, TOWNSHIP 28 NORTH, RANGE 57 EAST, M.D.B.&M., more particularly described as follows:

Beginning at Corner No. 1, identical with the Southeast Corner of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.; THENCE South 5 chains to Corner No. 2; THENCE East 30 chains to Corner No. 3; THENCE South 10 chains to Corner No. 4; THENCE West 30 chains to Corner No. 5; THENCE South 5 chains to Corner No. 6; THENCE West 40.01 chains to Corner No. 7; THENCE North 38' East 20.02 chains to Corner No. 8; THENCE East 39.79 chains to Corner No. 1, the Place of Beginning.

EXCEPTING from Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35844, as Document No. 475726, Official Records, Elko County, Nevada.

EXCEPTING from Section 1, TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35851, as Document No. 475727, Official Records, Elko County, Nevada.

EXCEPTING from Section 6, TOWNSHIP 28 NORTH, RANGE 57 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF



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ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35857, as Document No. 475728, Official Records, Elko County, Nevada.

EXCEPTING FROM the S1/2NE1/4 and N1/2SE1/4 of Section 34; W1/2NW1/4 and NW1/4SW1/4 of Section 35; N1/2SW1/4; NW1/4SE1/4 and Lots 3 and 4 of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., all coal and other minerals in and under said land as reserved by THE UNITED STATES OF AMERICA in Patent recorded May 11, 1931, in Book 8, Page 205, Patent Records, Elko County, Nevada.

EXCEPTING FROM the SE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., all oil, gas, coal or other hydrocarbons of any kind or nature lying in and under said land as reserved by RAYMOND CORTA aka H. RAY CORTA in Deed recorded October 19, 1988, in Book 648, Page 56, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM those portions of the NW1/4NE1/4 and SE1/4NE1/4 of Section 35 and NW1/4SW1/4 of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to ELKO COUNTY by deeds recorded June 9, 1993, in Book 820, Pages 658, 663 and 668, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM those portions of the NW1/4 and NW1/4NE1/4 of Section 35,

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to BARNES RANCHES, INC., by deeds recorded June 16, 1993, in Book 821, Pages 205 and 209, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of the SE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to BARNES RANCHES, INC., a Nevada corporation, by deed recorded May 10, 2006 as Document No. 552675, Official Records, Elko County, Nevada.

**PARCEL 2:**

A parcel of land located in Elko County, State of Nevada, lying west of the westerly right-of-way line of County Road 717, within the NE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., being more particularly described as follows:

Commencing at the NE corner of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M. a BLM brass cap;

THENCE South 51°53'51" West, 1,689.13 feet to the true point of beginning on the westerly right-of-way line for County Road 717, at



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its intersection with the west line of the NE1/4NE1/4 of Section 35;

THENCE along said westerly right-of-way line of County Road 717, South 39°04'02" East, 555.08 feet, to a point on the south line of the NE1/4NE1/4 of Section 35;

THENCE along said south line, North 89°51'49" West, 338.81 feet, to the SW corner of the NE1/4NE1/4 of Section 35;

THENCE along the west line of the NE1/4NE1/4 of Section 35, North 01°28'06" West, 430.31 feet to the point of beginning.

**PARCEL 3:**

That portion of Lots 1 and 2 of Section 34, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., described as:

Commencing at the northeast corner of said Section 34, and thence South 05°45'53" East, along the east line of Section 34 a distance of 283.74 feet to Corner No. 1, the point of beginning;

Thence South 63°56'28" West, a distance of 2294.83 feet to Corner No. 2, a point on the south line of said Lot 2;

Thence South 89°19'34" East, along the south line of Lots 1 and 2 a distance of 2166.03 feet to Corner No. 3, a point on the east line of Section 34;

Thence North 05°45'53" West, a distance of 1038.83 feet to Corner No. 1, the point of beginning.

**PARCEL 4:**

That portion of Lot 2, Section 34, TOWNSHIP 29 NORTH, RANGE 56 EAST, MDM described as follows:

Commencing at the northeast corner of said Section 34, thence South 05°45'53" East, a distance of 283.74 feet;

Thence South 63°56'28' West, a distance of 2294.83 feet, a point on the south line of said Lot 2;

Thence North 89°19'34" West, along the south line of said Lot 2, a distance of 120.21 feet to Corner No. 1, the point of beginning;

Thence North 89°19'34" West, a distance of 161.41 feet to Corner No. 2, the southwest corner of said Lot 2;



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Thence North  $02^{\circ}57'38''$  West, along the west line of said Lot 2, a distance of 131.29 feet to Corner No. 3; Thence South  $51^{\circ}39'32''$  East, a distance of 214.43 feet to Corner No. 1, the point of beginning;



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EXHIBIT "B"

All that certain property situate, lying and being in the County of Elko, State of Nevada, more particularly described as follows:

Township 29 North, Range 56 East, M.D.B.&M.  
Section 36: SW1/4SW1/4

