

DOC #

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10:43 AM

**Official Record**

Requested By  
GOICEOCHA ETAL

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: ST RPTT:

APN: 006-510-007  
006-520-006  
007-080-034  
007-080-0BK



**Recording Requested By  
and Return to:**

Goicoechea et al  
530 Idaho St  
Elko, NV 89801

The undersigned affirms that  
this document does not contain  
a social security number.

Mail Tax Statement to:  
1000 San Bruno Avenue  
Morgan Hill, CA 95037

**GRANT, BARGAIN AND SALE DEED**

**FOR CONSIDERATION RECEIVED**, JAMES W. EBERT, a married man dealing with his sole and separate property, THOMAS F. EBERT, a married man dealing with his sole and separate property and CATHERINE A. EBERT, an unmarried woman, "Grantors" grant, bargain and sell to JAMES W. EBERT, Trustee of the EBERT LIVING TRUST dated June 23, 1992, to THOMAS F. EBERT Trustee of the EBERT FAMILY TRUST, dated July 11, 1997, and CATHERINE A. EBERT, Trustee of the CATHERINE A. EBERT LIVING TRUST dated November 8, 2007, "Grantees," and to their successors and assigns, forever, an undivided one-third (1/3) interest of the entirety, being all interest of the Grantors, Grantees being tenants in common, in equal shares the ranch property located in the County of Elko, State of Nevada, described as set forth in Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:**

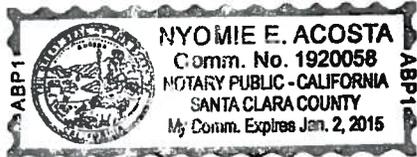
1. All rights-of-way and easements for any existing roads, trails, canals, ditches, dams diversions, flumes, conduits, pipe or transmission lines, or other purposes, in, under, over, through or across said premises.
2. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
3. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.





STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Santa Clara )

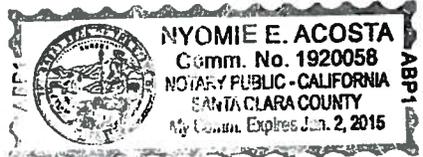
This instrument was acknowledged before me on July 12, 2012 by  
THOMAS F. EBERT. 3



Nyomie E. Acosta  
NOTARY PUBLIC

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Santa Clara )

This instrument was acknowledged before me on July 12, 2012 by  
CATHERINE A. EBERT. 3



Nyomie E. Acosta  
NOTARY PUBLIC

**EXHIBIT "A"**

All that certain property situate in the County of Elko, State of Nevada, described as follows:

**PARCEL 1:**

TOWNSHIP 32 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 1: Lots 1,2, 3, 5,6,7, 8, 9, 10, 11, 12, 13 and 14; SE1/4NW1/4;

EXCEPTING THEREFROM a one-half interest in and to the minerals, mineral rights, oil, gas and petroleum as reserved by Hunt Sanford, et ux, in deed recorded April 12, 1956 in Book 69, Page 401, Deed Records of Elko County, Nevada.

**PARCEL 2:**

TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M.

Section 36: E1/2; SE1/4NW1/4; E1/2SW1/4;

EXCEPTING THEREFROM a one-half interest in and to the minerals, mineral rights, oil, gas and petroleum as reserved by Hunt Sanford, et ux, in deed recorded April 12, 1956 in Book 69, Page 401, Deed Records of Elko County, Nevada.

**PARCEL 3:**

TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M.

Section 30: Lots 1, 2, 3 and 4; E1/2W1/2; (W1/2)

Section 31: Lots 1,2, 3 and 4: E1/2W1/2;

EXCEPTING THEREFROM all that portion of said land as conveyed to the County of Elko, State of Nevada, a political subdivision of the State of Nevada, by deed recorded September 15, 1972 in Book 168, Page 62, Official Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property as reserved by Federal Land Bank of Berkeley in deed recorded December 1, 1939 in Book 49, Page 693, Deed Records of Elko County, Nevada.

**PARCEL 4:**

Parcel 2 as shown on that certain Parcel Map for Tom and Nancy Ebert filed in the office of the County Recorder of Elko County, State of Nevada, on July 1, 1997, as File No. 409329,



being a portion of Section 19, Township33 North, Range 58 East, M.D.B.&M..

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property as reserved by Federal Land Bank of Berkeley in deed recorded December 1, 1939 in Book 49, Page 693, Deed Records of Elko County, Nevada.

TOGETHER with all buildings, fences, and other improvements thereon;

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof;

TOGETHER WITH: all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devises, head-gates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stock- water equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to the following:

Proof 00401  
Proof 00431  
Permit 24489  
Permit 24490

TOGETHER with any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon forest lands administered by the United States Department of Agriculture, Forest Service, based upon, appurtenant to or used in connection with the real property or any portion thereof.