

Official RecordRequested By
ROBERT WINES

Elko County - NV

D Mike Smiles - Recorder

Page 1 of 6 Fee \$19.00

Recorded By: DMS RPTT:

APN: 005-400-004, 005-390-002

After Recording Return To:

Jerry & Voda Koberstein
HC 35, Box 80
Mountain City, NV 89831

685243

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 9th day of April, 2014, by and between SEVEN X RANCH, LLC., a foreign limited liability company, Grantor; and JERROLD KOBERSTEIN and VODA KOBERSTEIN, husband and wife, RÓDNEY KOBERSTEIN and AMBER KOBERSTEIN, Grantees;

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to it in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants with right of survivorship, and to the successors and assigns of the Grantees forever, those certain parts, pieces or parcels of real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all water and water rights, associated therewith, and more particularly describe on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH all grazing rights, privileges and preferences, associated therewith, and more particularly describe on Exhibit "C" attached hereto and incorporated herein by reference.



TOGETHER WITH any and all buildings and improvements situate thereon.

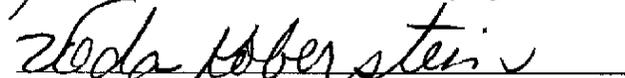
TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

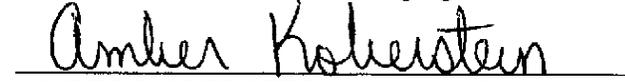
SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

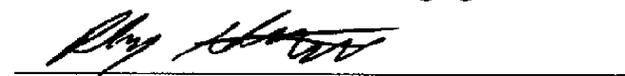
TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.


JERROLD KOBERSTEIN, Managing Member

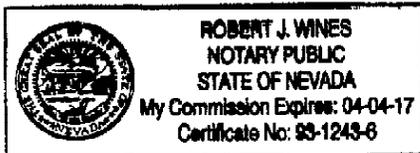

VODA KOBERSTEIN, Managing Member

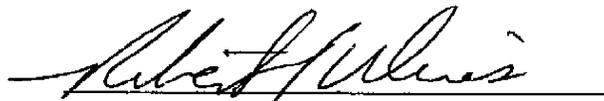

AMBER KOBERSTEIN, Managing Member


RODNEY KOBERSTEIN, Managing Member

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 9th day of April, 2014, personally appeared before me, a Notary Public, JERROLD KOBERSTEIN, known or proved to me to be said person, who acknowledged that he executed the foregoing Grant, Bargain and Sale Deed as Managing Member for SEVEN X RANCH, LLC, a Nevada Limited Liability Company.

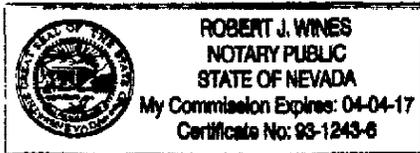



NOTARY PUBLIC
Commission Expires: 4/4/17



STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

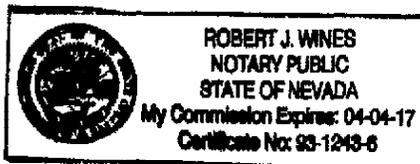
On this 9th day of April, 2014, personally appeared before me, a Notary Public, VODA KOBERSTEIN, known or proved to me to be said person, who acknowledged that she executed the foregoing Grant, Bargain and Sale Deed as Managing Member for SEVEN X RANCH, LLC, a Nevada Limited Liability Company.



Robert J. Wines
NOTARY PUBLIC
Commission Expires: 4/4/17

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

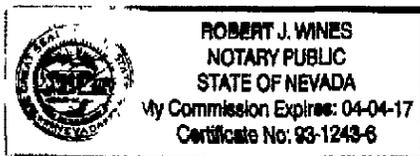
On this 1st day of April, 2014, personally appeared before me, a Notary Public, AMBER KOBERSTEIN, known or proved to me to be said person, who acknowledged that she executed the foregoing Grant, Bargain and Sale Deed as Managing Member for SEVEN X RANCH, LLC, a Nevada Limited Liability Company.



Robert J. Wines
NOTARY PUBLIC
Commission Expires: 4/4/17

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 1st day of April, 2014, personally appeared before me, a Notary Public, RODNEY KOBERSTEIN, known or proved to me to be said person, who acknowledged that he executed the foregoing Grant, Bargain and Sale Deed as Managing Member for SEVEN X RANCH, LLC, a Nevada Limited Liability Company.



Robert J. Wines
NOTARY PUBLIC
Commission Expires: 4/4/17



EXHIBIT "A"

Those certain lots, pieces and parcels of real property, located in the County of Elko, State of Nevada, and more particularly described as follows:

PARCEL 1:

TOWNSHIP 45 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 35: S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$;
Section 36: Lots 1, 2, 4, 5; S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$;
S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$

TOWNSHIP 44 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 1: Lot 4;
Section 2: Lots 1, 2, 6;

Homestead Entry Survey No. 77, embracing a portion of approximately, Section 1 and 2, Township 44 North, Range 53 East, M.D.B.&M., Nevada, more particularly bounded and described as follows:

Beginning at Corner No. 1, from which U.S. Location Monument No. 243 bears North 69°26' East, 104.75 chains distance; THENCE South 0°1' East, 21.48 chains to Corner No. 2, THENCE South 56°44' East, 28.11 chains to Corner No. 3; THENCE South 39°9' West, 20.91 chains to Corner No. 4; THENCE North 71°38' West, 46.02 chains to the Corner No. 5; THENCE North 19°25' East, 25.08 chains to Corner No. 6; THENCE North 32' East, 7.86 chains to Corner No. 7; THENCE North 74°3' East, 26 chains to Corner No. 1, the place of beginning, according to the Official Plat of the Survey of the said land.

EXCEPTING THEREFROM that portion of H.E. Survey No. 77, and of Lot 2 of Section 2, TOWNSHIP44 NORTH, RANGE 53 EAST, M.D.B.&M., conveyed to Henry B. Jarvis by Deed dated November 10, 1941, recorded on December 22, 1941, in Book 51, Deed Records, Page 198, Elko County, Nevada. Records.

TOGETHER WITH all improvements situated thereon.

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.

APN: 005-400-004, 005-390-002

**EXHIBIT "B"****WATER RIGHTS:**

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 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 or with federal domain grazing lands appurtenant or attached thereto. Said water rights include, without limitation, those water rights identified as follows:

App. No.	Source	Use	Total Acres	Duty
V06680	Van Duzer Creek and Tributaries	Irrigation	357.87	4.0 acre-feet per annum
V06681	Badger Creek	Stock Water	-0-	175 Cattle (350 Cow/ Calf)
V06682	Beaver Creek	Stock Water	-0-	175 Cattle (350 Cow/ Calf)
V06683	Gravel Creek	Stock Water	-0-	175 Cattle (350 Cow/ Calf)
V06684	Owyhee River	Stock Water	-0-	175 Cattle (350 Cow/ Calf)
V06685	South Wild Horse Creek	Stock Water	-0-	175 Cattle (350 Cow/ Calf)
Appl. 29060	Deer Creek Spring	Domestic and Stock Water		6.79 AFA

**EXHIBIT "C"****GRAZING RIGHTS:**

All of Seller's right, title and interest in and to all rights, privileges, preferences, permits and licenses to graze livestock upon the federal domain administered by the U.S. Forest Service in the Elko, Nevada, being Permit No. 1-107 for 177 head of cattle and 10 head of horses in the Mountain City Grazing District, together with all cooperative agreements and range improvements used in connection with said grazing permit.

Allotment	Livestock Number/ Kind	Grazing Begins	Grazing End
Gravel Creek #161	177 Cattle (cow/calf)	04/15	06/15
	70 Cattle (cow/ calf)	06/15	08/30
Beaver & Badger Creeks C.U. #142 & 150	107 Cattle (cow/ calf)	06/15	08/30
Gravel Creek #161	177 Cattle (cow/calf)	11/01	12/15
	2 Draft horses	05/01	12/15
	8 Saddle horses	06/01	09/01

Official Record

State of Nevada Declaration of Value

Requested By ROBERT WINES

FOR F

Documer

Elko County - NV

Book:

D. Mike Smales - Recorder

Date of R

Page 1 of 1 Fee: \$19.00 Recorded By: DMS RPTT

Notes:

verified + filed DMS 4/15/14

1. Assessor Parcel Number(s)

- a) 005-400-004
b) 005-390-002
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [] Single Fam. Res.
c) [] Condo/Twnhse d) [] 2-4 Plex
e) [] Apt. Bldg. f) [] Comm'l/Ind'l
g) [x] Agricultural h) [] Mobile Home
i) [] Other

3. Total Value/Sales Price of Property:

\$
\$
\$
\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value per NRS 375.010, Section 2:

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
b. Explain Reason for Exemption: Transfer of property from a corporation - wholly owned 100%

5. Partial Interest: Percentage being transferred: %

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 Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Seven X Ranch, LLC
Address: HC 35, Box 80
City: Mtn. City
State: NV Zip: 89831

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jerrold & Voda Koberstein
Address: HC 35, Box 80
City: Mtn. City
State: NV Zip: 89831

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow #
Address: 687 6th Street, Suite 1
City: Elko State: NV Zip: 89801