U.S. DISTRICT COURT
DISTRICT OF NEVADA
FILED
DEC 8 2005
CLERK, U.S. DISTRICT COURT
BY _____ DEPUTY

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **DISCLAIMER OF INTEREST IN WATER RIGHTS AND NOTICE OF RELATED INFORMATION AND DOCUMENTATION SUPPORTING DISCLAIMER**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has no interest in any water right within the categories set forth in Paragraph 3 of the *Case Management Order* (Apr. 18, 2000) and, therefore, **disclaims all interest in this action.**

This disclaimer and notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

In addition, because the undersigned sold or otherwise conveyed ownership of all of the

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

☒ Deed SEE ATTACHED LIST

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Disclaimer of Interest in this matter is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files a Disclaimer of Interest, but, in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this litigation.

Executed this 20 day of Oct 2005

[signature of counter-defendant]

ROLAND FAIFEKEK

[name of counter-defendant]

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

☒ Deed — SEE ATTACHED LIST

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Disclaimer of Interest in this matter is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files a Disclaimer of Interest, but, in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this litigation.

Executed this 20 day of Oct 2005.

[signature of counter-defendant]

LEE FAIFEREK

[name of counter-defendant]

Mr J. Seward / Mrs Joyce Seward
P.O. Box 125 Wellington 89444

Mr I. Swart / Mrs V. Swart
2570 Gravenstein Hwy So
Sebastopol, CA 95472

Mr Devere Barker
Rightway Investments LLC
1955 Baring Blvd
Sparks, Nv 89434

Pinion Ranch Estates LLC
423 Claire Court
Gardnerville Nv. 89460

*** THIS IS AN UNOFFICIAL COPY ***

318232

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF

MARY C. MILLIGAN
COUNTY RECORDER
FEE 16.00 DEP. KV

A.P.N. # 009-042-03

R.P.T.T. $ 429.00
ESCROW NO 040700711
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
423 CLEAR COURT
GARDNERVILLE, NV 89460

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROLAND FAIFEREK AND LEE FAIFEREK, HUSBAND AND WIFE

in consideration of $10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to PINION RANCH ESTATES, LLC, A NEVADA LIMITED LIABILITY COMPANY

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of LYON State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: March 26, 2004

ROLAND FAIFEREK

LEE FAIFEREK

L. HENDRICK
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No. 93-0704-4 - EXPIRES APRIL 30, 2006

STATE OF NEVADA }
} ss.
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on 3-30-04
by ROLAND FAIFEREK and LEE FAIFEREK

Signature
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

UNOFFICIAL COPY

318232

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LEGAL DESCRIPTION

Order No.: 04010671MM

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

All that real property in the County of Lyon, State of Nevada, specifically described as:

That certain Parcel of land known as "THE GREEN AREA", as shown on the Final Map of Bluebird Estates Unit One, recorded in the Official Records of Lyon County, Nevada, on June 19, 1981, as Document No. 61050.

ASSESSOR'S PARCEL NO. 9-041-03

"UNOFFICIAL COPY"

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ESCROW NO.: 040700711

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all wells, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 348432
04/19/2005 09:47 AM
Official Record
Requested By
JOHN SEMRAD
Lyon County - NV
Recorded By: RCR
0348432

RPTT-$48.75

WATER RIGHTS GRANT DEED

THIS INDENTURE, made and entered into this 15 day of April, 2005, by and between ROLAND and ELBE FAIFEREK, husband and wife, party of the first part, and JOHN and JOYCE [illegible], party of the second part; P.O. Box 125 Wellington NV [illegible]

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the said party of the first part hereby grants, transfers and conveys unto the said party of the second part, all right, title and interest in 3.03 acre-feet of those water rights evidenced in Nevada Permit Number 36524, see application to change 72180, and 3.03 acre feet of those water rights evidenced in Nevada Permit 68043, see application to change 72181, to be utilized on the described property: That certain piece and parcel of real property known as Lyon County Assessor's Parcel No.10-761-44, and more particularly described as follows.

All that certain property situate in the County of Lyon, State of Nevada, within the West portion of Section 5, T. 9N., R. 24E., M.D.B.&M.

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

348432 04/19/2005 002 of 2

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

ROLAND FAIFEREK LEE FAIFEREK

"UNOFFICIAL COPY"

ACKNOWLEDGMENT

STATE OF NEVADA }
:ss.
COUNTY OF Carson City

On 4-15 2005 before me, Kathryn L Ames

Notary Public, personally appeared ROLAND FAIFEREK and LEE FAIFEREK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument

WITNESS my hand and official seal.

Kathryn L Ames
Notary Public, State of Nevada
Appointment No. 03-83020-5
My Appt. Expires July 24, 2007

NOTARY PUBLIC

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-348432
04/19/2005 09:47 AM
Official Record
Requested By
JOHN SEWARD
Mary L. Milligan - Recorder
Page 1 of 1 Fee: $15.00
Recorded By: MCM RPTT: $48.75

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
   b)
   c) # 70-761-44
   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) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other Water Rights

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #:
BOOK PAGE
DATE OF RECORDING:
NOTES: Verification of Sale price provided

3. Total Value/Sales Price of Property: $ 12,120.00
   Deed in Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $
   Real Property Transfer Tax Due: $ 48.75

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section #
   b. Explain Reason for Exemption:

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 parties agree that 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 Buyer
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Rolland/Lee Faiferek	Print Name: John F. Seward
Address: P.O. Box 115	Address: P.O. Box 125
City: Smith	City: Wellington
State: NHill Zip: 89430	State: NV Zip: 89444
State: NV Zip: 89430	State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Escrow #
Address:
City: State: Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

John Seward
PO Box 125
89444

APN 10-761-43

DOC # 356506
07/15/2005 09:44 AM
Official Record
Requested By
JOHN SEWARD
Lyon County - NV
Recorded By: KR RPTT: $79.95
0356506

"UNOFFICIAL COPY"

WATER RIGHTS GRANT DEED

THIS INDENTURE made and entered into this 14 day of JULY, 2005, by and between ROLAND and JOYCE KAIFEREK, husband and wife, party of the first part, and JOHN and JOYCE SEWARD, party of the second part;

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the said party of the first part hereby grants, transfers and conveys unto the said party of the second part, all right, title and interest in 5.11 acre-feet of those water rights evidenced in Nevada Application/Permit Number 36524 Certificate 72180, and 5.11 acre-feet of those water rights evidenced in Nevada Application/Permit 38043 Certificate 72181, to be utilized on the following described property: That certain piece and parcel of real property known as Lyon County Assessor's Parcel No. 10-761-43 , and more particularly described as follows:

> All that certain property situate in the County of Lyon, State of Nevada, within the West portion of Section 5, T. 9N., R. 24E. M.D.B.&M.

This transfer is bound by a promissory note and the above water rights may not be sold , transferred, or otherwise encumbered until said note is satisfied.

Page 1 of 2

*** THIS IS AN UNOFFICIAL COPY ***

356596 07/15/2005 002 of 2

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

ROLAND FAIFEREK LEE FAIFEREK

"UNOFFICIAL COPY"

ACKNOWLEDGEMENT

STATE OF NEVADA)
)SS
COUNTY OF Lyon)

ON July 21, 2005 before me, Lorna Quisenberry

Notary Public, personally appeared ROLAND FAIFEREK and LEE FAIFEREK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons executed the instrument.

WITNESS my hand and official seal.

LORNA QUISENBERRY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 05-93618-12 - Expires December 17, 2008

Lorna Quisenberry
NOTARY PUBLIC

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-356506
07/15/2005 09:44 AM
Official Record

Requested By
JOHN SEWGRD

Mary C. Milligan - Recorder

Page 1 of 1 Fee: $15.00
Recorded By: KR RPTT: $79.95

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
   b) _____
   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) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other Water rights

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: $ 20,440.00
   Deed in Lieu of Foreclosure Only (value of property) (_____
   Transfer Tax Value: $ _____
   Real Property Transfer Tax Due: $ 79.95

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section # _____
   b. Explain Reason for Exemption: _____

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 parties agree that 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 Lee Fairbrook **Capacity** Grantor
Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Lee & Roland Fairbrook	Print Name: John Sewgren
Address: PO Box 115	Address: PO Box 125
City: Smith	City: Wellington
State: NV Zip: 89430	State: NV Zip: 89444
City: Smith	City: Wellington
State: NV Zip: 89430	State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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*** THIS IS AN UNOFFICIAL COPY ***

DOC # 356468
07/14/2005 03:31 PM
Official Record
Requested By
JOHN SEWARD
Lyon County - NV
Recorded By: DLM RPTT: $200.00
0356468

John Seward
P. O. Box 125
Wellington NV.
89444

WATER RIGHTS GRANT DEED

THIS INDENTURE, made and entered into this 14 day of JULY, 2005, by and between ROLAND and JOYCE KAIFEREK, husband and wife, party of the first part, and JOHN and JOYCE SEWARD, party of the second part;

WITNESSETH;

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the said party of the first part hereby grants, bargains and conveys unto the said party of the second part, all right, title and interest in 25 acre-feet of those water rights evidenced in Nevada Application/Permit Number 36524 Certificate 72180, and 25 acre-feet of those water rights evidenced in Nevada Application/Permit 38043 Certificate 72181, to be utilized on the following described property: That certain piece and parcel of real property known as Lyon County Assessor's Parcel No. 10-761-43, and more particularly described as follows:

All that certain property situate in the County of Lyon, State of Nevada, within the West portion of Section 5, T. 9N., R. 24E., M.D.B.& M.

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # DV-356468
07/14/2005 03:31 PM
Official Record

Requested By
JOHN SEMARD

Mary C. Milligan - Recorder

Page 1 of 1 Fee: $15.00
Recorded By: DLM RPTT: $390.00

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
   b)_____
   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) ☒ Agricultural h) ☐ Mobile Home
   i) ☐ Other_____

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #:_____
BOOK_____ PAGE_____
DATE OF RECORDING:_____
NOTES: Proof Provided

3. Total Value/Sales Price of Property: $ 100,000.00
   Deed in Lieu of Foreclosure Only (value of property) (_____
   Transfer Tax Value: $_____
   Real Property Transfer Tax Due: $ 390.00

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section #_____
   b. Explain Reason for Exemption: _____

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 parties agree that 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 John Semard **Capacity** Buyer
Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Lance Fairbrook	Print Name: John Semard
Address: Smith	Address: P.O. Box 125
City: Smith	City: Wellington
State: Nevada Zip: 89402	State: Nevada Zip: 89444
State: NV Zip: 89403	State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name:_____ Escrow #_____
Address:_____
City: _____ State:_____ Zip:_____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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DOC # 338092
12/14/2004 11:52 AM
Official Record
Requested By
JOHN ZWART
Lyon County - NV
Rex G. Williams - Recorder
338092

APN: 10-301-10
Recording Requested;
when recorded, mail to:
John J. and Veronica L. Zwart
2570 Griveństein Hwy. So.
Sebastopol, CA 95472

Mail Tax Statements to:
John J. and Veronica L. Zwart
2570 Griveństein Hwy. So.
Sebastopol, CA 95472

"UNOFFICIAL COPY"

WATER RIGHTS GRANT DEED

THIS INDENTURE, made and entered into this 13th day of December, 2004, by and between ROLAND and LEE FAIFER, husband and wife, party of the first part, and JOHN J. and VERONICA L. ZWART, husband and wife as joint tenants, party of the second part;

WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the said party of the first part hereby grants, transfers, and conveys unto the said party of the second part, all right, title and interest in twenty (20) acre-feet of those water rights evidenced in Nevada Application/Permit Number 36524, Certificate 12481, to be utilized only on the following described real property: That certain piece and parcel of real property known as Lyon County Assessor's Parcel No. 10-301-10 and more particularly described as follows:

> All that certain real property situate in the County of Lyon, State of Nevada, within the West portion of Section 23, T. 11 N., R. 22 E., M.D.B.&M., described as follows:
>
> Parcel 1 as shown on that certain Parcel Map for Finn R., William B., & Judith A. Jacobsen, filed in the office of the Lyon County Recorded on August 7, 1995 as document No. 184676.
>
> Excepting therefrom that certain Parcel conveyed to Sierra Pacific Power Company by Deed recorded March 10, 1945 in Book 35, page 512, Deed Records of Lyon County, Nevada.
>
> page 512, Deed Records of Lyon County, Nevada.

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338092 12/14/2004 002 of 2

day and year first above written.

ROLAND FAIFEREK

LEE FAIFEREK

"UNOFFICIAL COPY"

ACKNOWLEDGMENT

STATE OF NEVADA)
:ss.
COUNTY OF Lyon)

On 13th December 2004 before me, _____ Notary Public, personally appeared ROLAND FAIFEREK and LEE FAIFEREK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal

LYSI V. LOCKLEAR
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 98-38017-12 - Expires February 3, 2008

NOTARY PUBLIC

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DOC # DV-338092
12/14/2004 11:52 AM
Official Record

Requested By
JOHN ZWART

Mary C. Milligan - Recorder

Page 1 of 1 Fee: $15.00
Recorded By: MCM RPTT: $156.00

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twinse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☒ Other [illegible]

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: Purchase agreement provided

3. Total Value/Sales Price of Property: $ 40,000
   Deed in Lieu of Foreclosure Only (value of property) (—
   Transfer Tax Value: $ _____
   Real Property Transfer Tax Due: $ 156.00

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section # —
   b. Explain Reason for Exemption: _____

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 parties agree that 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 of 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** Grantee
Signature [signature] **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Roland & Lee Faherek	Print Name: Veronica & John Zwart
Address: PO Box 115	Address: 2570 Gamerstein Hwy S
City: Sequoia Valley	City: Sequoia Valley
City: Sequoia Valley	City: Sequoia Valley
State: NV Zip: 89430	State: CA Zip: 95472

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

"UNOFFICIAL COPY"

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 360216
08/23/2005 04:12 PM
Official Record
Requested By
STEWART TITLE NORTHERN
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 2 Fee: [illegible]
0360216

A.P.N.# 010-181-13
R.P.T.T. $

Recording Requested By:

Stewart Title of Northern Nevada

Mail Tax Statements To:
Same As Below

When Recorded Mail To:
Grantee
1955 Baring Blvd
Sparks, NV 89431

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Roland Falferek and Lee Falferek, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **BIGHTWAY INVESTMENTS SMITH VALLEY, LLC, a Nevada limited liability company**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/20/05

Roland Falferek

Lee Falferek

State of Nevada }
} ss.
County of Lyon }
This instrument was acknowledged before me on Aug. 20, 2005
by: Roland Falferek and Lee Falferek
Signature:
Notary Public

"UNOFFICIAL COPY"

(One Inch Margin on all sides of Document for Recorder's use Only) Page 1 of 2

*** THIS IS AN UNOFFICIAL COPY ***

360216 08/23/2005 002 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 05012583MM

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

OF A PORTION OF THE LAND SITUATED IN THE E 1/2, SECTION 31, T 12N., R 24E., M.D.B & M., IN LYON COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, T. 12 N., R 24 E., M.D.B.&M. MARKED WITH A 5/8" REBAR AND BRASS TAG STAMPED PLS 4248 SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE RUNNING ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 31, N 00°48'17" W, 656.11 FEET TO A POINT MARKED WITH A 5/8" REBAR AND ALUM CAP STAMPED PLS 12468; THENCE, N 89° 28'32" E, 1246.45 FEET TO A POINT MARKED WITH A 5/8" REBAR AND ALUM CAP STAMPED PLS 12468; THENCE, S 00°54'17" E, 553.58 FEET, TO A POINT MARKED WITH A 5/8" REBAR AND ALUM CAP STAMPED PLS 12468; THENCE, N 87°59"10" E, 1412.76 FEET, TO A POINT MARKED WITH A 5/8'REBAR AND BRASS TAG STAMPED PLS 4248; THENCE, S 00°59'56" E. 147.28 FEET, TO THE E 1/4 COR. OF SAID SECTION 31, MARKED WITH A 5/8" REBAR AND ALUM CAP STAMPED PLS 12468; THENCE, S 00'58'51" E, 2680.67 FEET TO THE SE COR. OF SAID SECTION 31, MARKED WITH A STEEL FENCE POST AND BRASS TAG STAMPED RLS 4248; THENCE, S 89°52'36" W, 2668.74 FEET TO THE S 1/4 COR. OF SAID SECTION 31 MARKED WITH A 5/8' REBAR AND BRASS TAG STAMPED RLS 4248; THENCE, N 00°48'17" W, 2667.95 FEET TO THE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312 THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 14, 2002, AS FILE NO. 278340, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR'S PARCEL NO. 10-181-13

"UNOFFICIAL COPY"

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DOC # DV-360216
08/23/2005 04:12 PM
Official Record

Requested By
STEWART TITLE NORTHERN

Mary C. [illegible]

Page 1 of 2 Fee: $15.00
Recorded By: MCM RPTT: $9,948.90

STATE OF NEVADA

1. Assessor Parcel Number(s)
   a) 10-181-13
   b)
   c)
   d)

FOR RECORD
Document/In
Book
Date of Reco
Notes:

2. Type of Property
   a) [ ] 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) [X] Other AGRICULTURAL WITH RESIDENCE

3. Total Value/Sales Price of Property $2,551,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) ( )
   Transfer Tax Value $2,551,000.00
   Real Property Transfer Tax Due ~~$9,945.00~~ 9948.90

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. 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: GRANTOR
Signature: [signature] Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	Roland Faiferek	Print Name:	Devere Barker
Address:	PO BOX 115	Address:	
City/State/Zip	SMITH NV 89430	City/State/Zip	

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
Company Name: Stewart Title of Northern Nevada Escrow No 505444-25
Address: 5355 Kietzke Lane, Suite 103
City Reno State: NV Zip 89511
Address: 5355 Kietzke Lane, Suite 103 State: NV Zip 89511
City Reno State: NV Zip 89511
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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DV-366216
08/23/2005
002 of 2

STATE OF NEVADA

1. Assessor Parcel Number(s)
   a) 10-181-1301
   b)
   c)
   d)

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument No.
Book Page
Date of Recording:
Notes:

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

3. Total Value/Sales Price of Property $2,551,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) ( )
   Transfer Tax Value $2,551,000.00
   Real Property Transfer Tax Due: ~~$9,946.80~~ 9940.80

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. 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: Capacity: Grantor
Signature: Capacity: Grantee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	Roland Failerek	Print Name:	RIGHTWAY INVESTMENTS SMITH VALLEY, LLC,
Address:	P.O. Box 115	Address:	1955 Baring Blvd
City/State/Zip	Smith, NV 89430	City/State/Zip	Sparks, NV 89434

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
Company Name: Stewart Title of Northern Nevada Escrow No 505444-25
Company Name: Stewart Title of Northern Nevada Escrow No 505444-25
Address: 5355 Kietzke Lane, Suite 103
City Reno State: NV Zip 89511
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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DOC # 360217
08/23/2005 04:14 PM
Official Record
Requested By
STEWART TITLE NORTHERN
Lyon County - NV
Mary C. Milligan - Recorder

0360217

A.P.N.# 010-181-15 & 16
R P T T $5,861.10
Recording Requested By:

Stewart Title of Northern Nevada

Mail Tax Statements To:
Same As Below
When Recorded Mail To:
Grantee
1955 Baring Blvd
Sparks, NV 89431

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Roland Falferek and Lee Falferek, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **BIGHTWAY INVESTMENTS SMITH VALLEY, LLC, a Nevada limited liability company**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lyon State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/20/05

Roland Falferek

Lee Falferek

State of Nevada }
} ss.
County of Lyon }
This instrument was acknowledged before me on Aug. 20, 2005
by: Roland Falferek and Lee Falferek
Signature:
Notary Public

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(One Inch Margin on all sides of Document for Recorder's use Only) Page 1 of 2

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360217 08/23/2005
002 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 05012584MM

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

BEING A PORTION OF SECTION 31, T12N, R24E, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS A AND B AS SHOWN ON THAT CERTAIN MAP OF DIVISION INTO LARGE PARCELS MAP FOR POLAND AND LEE FAIFEREK, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON JUNE 30, 2004 AS DOCUMENT NO. 324655.

ASSESSOR'S PARCEL NO.'S 1[illegible]-181-15 AND 16

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DOC # DV-360217
08/23/2005 04:14 PM
Official Record

Requested By
STEWART TITLE NORTHERN

Douglas County, NV

Page 1 of 2 Fee: $15.00
Recorded By: RCH RPTT: $5,851.10

DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   10-181-15 & 10-181-16
   a) _____
   b) _____
   c) _____
   d) _____

FOR RECORDER'S
Document/Instrument #
Book _____
Date of Recording: _____
Notes:

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

3. Total Value/Sales Price of Property: $1,449,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) (_____)
   Transfer Tax Value $1,449,000.00
   Real Property Transfer Tax Due: $5,851.10

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. 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: Grantor
Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	Roland Faiferek	Print Name:	RIGHTWAY INVESTMENTS SMITH VALLEY, LLC
Address:	P.O. Box 115	Address:	1955 Baring Blvd
City/State/Zip	Smith Valley, NV 89430	City/State/Zip	Sparks, NV 89434

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

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

Company Name: Stewart Title of Northern Nevada Escrow No 505447-25
Address: 5355 Kietzke Lane, Suite 103
City Reno State: NV Zip 89511
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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DV-368217
08/23/2005
002 of 2

DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   10-181-15 & 10-181-16
   a) _____
   b) _____
   c) _____
   d) _____

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes:

2. Type of Property
   a) ☐ 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: $1,449,000.00
   Deed in Lieu of Foreclosure Only (Value of Property) (_____)
   Transfer Tax Value: $1,449,000.00
   Real Property Transfer Tax Due: $5,651.10

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. 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: Karen Barker Capacity: TRUSTEE
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	Roland Faiferek	Print Name:	RIGHTWAY INVESTMENTS SMITH VALLEY, LLC
Address:	P.O. Box 115	Address:	1955 Baring Blvd
City/State/Zip	Smith Valley, NV 89430	City/State/Zip	Sparks, NV 89434

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

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

Company Name: Stewart Title of Northern Nevada Escrow No 505447-25
Address: 5355 Kietzke Lane, Suite 103
City Reno State: NV Zip 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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