

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

JACK CORNELIUS
1908 Westbrook Avenue
Bakersfield, California 93309-5137

139953

BOOK 232 PAGE 187
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Jack Cornelius
92 FEB 19 P1:46
EUREKA COUNTY, NEVADA
H.M. REBALATI, RECORDER
FILE NO. 139953
FEE \$5.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$..... Gift deed
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Jack M. Cornelius
Signature of Declarant or Agent determining tax — Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JACK CORNELIUS and EVELYN CORNELIUS, husband and wife

hereby GRANT(S) to

JACK and EVELYN CORNELIUS TRUST

the real property in the City of
County of Eureka, Crescent Valley

State of Nevada described as

80 acres, S½ of SE¼ of Section 11, T 30 N, R 43 E, M.D.B. & M., as per Government
1914 and 1915 survey.

An easement forty feet in width along all boundaries of the subject property for the
purpose of ingress and egress along with the right to dedicate said easement as per
Eureka County Records office, File No. 40385, Book 6, Page 108.

Excepting and reserving unto the Southern Pacific Land Company, its successors and
assigns, all petroleum, oil, natural gas, and products derived therefrom, within or
underlying said land or that maybe produced therefrom and all rights thereto, together
with the exclusive right at all times to enter upon or in said land to prospect for and
to drill, bore, recover and remove same., Eureka County Records Office, recorded
September 24, 1951, in Book 24 of Deeds at Page 168.

Parcel No. 5-170-42

Dated February 13, 1992

STATE OF CALIFORNIA } ss.
COUNTY OF Kern

On February 13, 1992 before me,

RUTH M. BECK

personally appeared JACK M. CORNELIUS

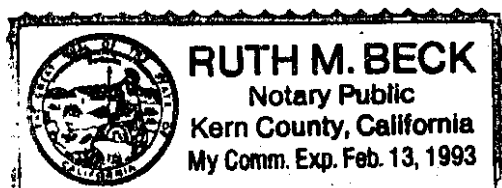
and EVELYN CORNELIUS

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signa-
ture(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ruth M. Beck*

Jack M. Cornelius
Jack M. Cornelius
Evelyn Cornelius
Evelyn Cornelius



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 232 PAGE 187 1002 (1/91)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

FOR RECORDER'S USE ONLY

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: JACK CORNELIUS AND EVELYN CORNELIUS
 BUYER/TRANSFEE: JACK AND EVELYN CORNELIUS TRUST
 ASSESSOR'S PARCEL NUMBER(S): 5-170-42 (BOAC)
 PROPERTY ADDRESS OR LOCATION: T30N, R48E, SEC 11, S23E4, CRESENT VALLEY
EUREKA COUNTY, NEVADA, 89316
 MAIL TAX INFORMATION TO: Name JACK & EVELYN CORNELIUS
 Address 1908 WESTBROOK DRIVE
BAKERSFIELD, CA. 93309

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the _____ County Assessor. For further information on your supplemental roll obligation, please call the _____ County Assessor at _____.

PART I: TRANSFER INFORMATION

Please answer all questions.

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? (For example, a name change upon marriage) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Is this transfer of property: |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. to a trust revocable by the transferor? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older? |

If you checked yes to J or K, an applicable claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J or K, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer. Please check appropriate box.
- | | | | | |
|--|---|---|--|--|
| <input type="checkbox"/> Purchase | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale — Date of Contract _____ | | | | |
| <input type="checkbox"/> Inheritance — Date of Death _____ | <input type="checkbox"/> Other: Please explain: _____ | | | |
| <input type="checkbox"/> Creation of a Lease; | <input type="checkbox"/> Assignment of a Lease; | <input type="checkbox"/> Termination of a Lease | | |
| Date lease began _____ | | | | |
| Original term in years (including written options) _____ | | | | |
| Remaining term in years (including written options) _____ | | | | |
- C. Was only a partial interest in the property transferred? ☐ Yes ☐ No
- If yes, indicate the percentage transferred _____ %.

Assessor 78

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE & TERMS OF SALE

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$

B. FIRST DEED OF TRUST @ % interest for years. Pymts./Mo. = \$ (Prin. & Int. only) Amount \$

☐ FHA
☐ Conventional
☐ VA
☐ Cal-Vet
Balloon Payment ☐ Yes ☐ No

☐ Fixed Rate
☐ Variable Rate
☐ All inclusive D.T. (\$ Wrapped)
☐ Loan Carried by Seller

☐ New Loan
☐ Assumed Existing Loan Balance
☐ Bank or Savings & Loan
☐ Finance Company
Due Date Amount \$

C. SECOND DEED OF TRUST @ % interest for years Pymts./Mo. = \$ (Prin. & Int. only) Amount \$

☐ Bank or Savings & Loan
☐ Loan Carried by Seller
Balloon Payment ☐ Yes ☐ No

☐ Fixed Rate
☐ Variable Rate

☐ New Loan
☐ Assumed Existing Loan Balance
Due Date Amount \$

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$

Type @ % interest for years. Pymts./Mo. = \$ (Prin. & Int. only)

☐ Bank or Savings & Loan
☐ Loan Carried by Seller
Balloon Payment ☐ Yes ☐ No

☐ Fixed Rate
☐ Variable Rate

☐ New Loan
☐ Assumed Existing Loan Balance
Due Date Amount \$

E. IMPROVEMENT BOND ☐ Yes ☐ No Outstanding Balance: Amount \$

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

Total Items A through E \$

G. PROPERTY PURCHASED: ☐ Through a broker; ☐ Direct from seller; ☐ Other (explain)

If purchased through a broker, provide broker's name and phone no.:

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

A. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE?
(other than a mobilehome subject to local property tax)? ☐ Yes ☐ No

If yes, enter the value of the personal property included in the purchase price \$ (Attach itemized list of personal property)

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE: ☐ Yes ☐ No

If yes, enter date of occupancy / / 19 or intended occupancy / / 19

C. TYPE OF PROPERTY TRANSFERRED:

☐ Single-family residence
☐ Multiple-family residence (no. of units:)
☐ Commerical/Industrial
☐ Other (Discription:)

☐ Agricultural
☐ Co-op/Own-your-own
☐ Condominium

☐ Timeshare
☐ Mobilehome
☐ Unimproved lot

D. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☐ No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:
☐ Lease/Rent ☐ Contract ☐ Mineral rights ☐ Other—explain:

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
☐ Good ☐ Average ☐ Fair ☐ Poor

Enter here, or on an attached sheet, any other information that would assist the Assessor in determining value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed Jack M. Cornelius & Evelyn Cornelius Date: FEBRUARY 15, 1992

New Owner/Legal Representative/Corporate Officer

Please Print Name of New Owner/Legal Representative/Corporate Officer

Phone No. where you are available from 8:00 a.m. — 5:00 p.m. ()

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20). The additional fee shall not be charged if the document is accompanied by an affidavit that the transferee is not a resident of California.

AFFIDAVIT OF NON-RESIDENT TRANSFeree

The Transferee (buyer) named above is a resident of State and not a resident of the State of California.

Signed (New Owner/Legal Representative/Corporate Officer) Date: