

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Donna Nichols
455 "L" Street
Idaho Falls, Idaho 83402

140814

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BOOK 234 PAGE 362
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Thomas M. Quinpane
92 MAY 14 4:50
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$500
140814

MAIL TAX STATEMENTS TO:

Donna Nichols
455 "L" Street
Idaho Falls, Idaho 83402

DOCUMENTARY TRANSFER TAX \$.....

..... 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.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

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

HOWARD L. BROWN

hereby GRANT(S) to

DONNA NICHOLS, as her sole and separate property,

the real property in the
County of EUREKA

State of NEVADA described as

Real property, situated in the County of Eureka, State of Nevada,
described as follows, to wit: hereinafter referred to as "said
realty", described as follows: the NE 1/4 of the NE 1/4 of section
15, Township 30 N. Range 49E, M.D.B. & M.; excepting an easement on
all boundaries thereof 30 feet in width for utility and public road
purposes; subject to a reservation of 90% of all coal, oil, gas and
other minerals, including the right of entry, as reserved in that
certain deed from Strathearn Cattle Company, a corporation, et al, to
Mae Nichols, dated May 2, 1959, and reservations, restrictions,
covenants, easements and rights of way of record.

Dated April 28, 1992

STATE OF CALIFORNIA
COUNTY OF

Placer

ss.

Howard L. Brown
HOWARD L. BROWN

On 4-28-92

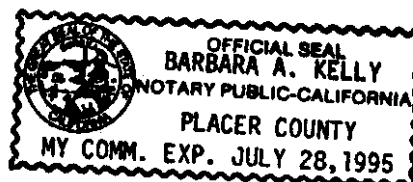
before me, the undersigned, a Notary Public in and for said
State, personally appeared

Howard L. Brown

known to me to be the person whose name
subscribed to the within instrument and acknowledged that
he executed the same.

WITNESS my hand and official seal.

Signature Barbara A. Kelly



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PRELIMINARY CHANGE OF OWNERSHIP REPORT

D.T.T. \$ _____

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.) A Preliminary Change of 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.

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: HOWARD L. BROWN

BUYER/TRANSFeree: DONNA NICHOLS

ASSESSOR'S PARCEL NUMBER(S): 5-260-48

PROPERTY ADDRESS OR LOCATION: Eureka County, Nevada

MAIL TAX INFORMATION TO: Name Donna Nichols

Address 455 "L" Street, Idaho Falls, Idaho 83402

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

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

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 type="checkbox"/> | <input checked="" type="checkbox"/> | H. Is this transfer of property: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse? |
| <input type="checkbox"/> | <input checked="" 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5? |

If you checked yes to J, K, or L, 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, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date 4-28-92

B. Type of transfer. Please check appropriate box.

☐ Purchase ☐ Foreclosure ☒ Gift ☐ Trade or Exchange ☐ Merger, Stock, or Partnership Acquisition
☐ Contract of Sale - Date of Contract _____☐ Inheritance - Date of Death _____ ☐ Other: Please explain: _____☐ Creation of a Lease ☐ Assignment of a Lease ☐ 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 _____ %.

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 "NA."

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ n/a
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ n/a
☐ FHA ☐ Fixed Rate ☐ New Loan
☐ Conventional ☐ Variable Rate ☐ Assumed Existing Loan Balance
☐ VA ☐ All inclusive D.T. (\$ _____ Wrapped) ☐ Bank or Savings & Loan
☐ Cal-Vet ☐ Loan Carried by Seller ☐ Finance Company
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ n/a
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$ n/a
 Type _____ @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only)
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- E. IMPROVEMENT BOND ☐ Yes ☐ No Outstanding Balance: Amount \$ n/a
- 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 number: _____
 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 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____
 MONTH DAY MONTH DAY
- C. TYPE OF PROPERTY TRANSFERRED:
☐ Single-family residence ☐ Agricultural ☐ Timeshare
☐ Multiple-family residence (no. of units: _____) ☐ Co-op/Own-your-own ☐ Mobilehome
☐ Commercial/Industrial ☐ Condominium ☒ Unimproved lot
☐ Other (Description: _____)
- 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 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 the 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 Thomas M. Dunipace Date May 5, 1992
 NEW OWNER/CORPORATE OFFICER
 Please Print Name of New Owner/Corporate Officer THOMAS M. DUNIPACE, ATTORNEY AT LAW
 Phone Number where you are available from 8:00 a.m. - 5:00 p.m. 916 1-346-8936

(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).