

AND WHEN RECORDED MAIL TO

Name William O'Neil Jensen Sr.
 Darlene R. Owen
 Address 4531 Hazeltine Avenue Apt. #3
 City & State Sherman Oaks, CA 91423-2839

BOOK 322 PAGE 102
 OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
William O'Neil Jensen
 98 OCT 22 PM 1:19
 EUREKA COUNTY NEVADA
 M.N. REBALEATI, RECORDER
 FILE NO. FEES 7.00

170863

TT-100 (Rev. 4/94) Ω

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN No. 005-070-19

Title No.

Escrow No.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00

CITY TAX \$

☐ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale,☒ Unincorporated area: ☐ City of

, and

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

Heber W. O'Neil and Ada L. O'Neil, husband and wife as Joint Tenants

hereby GRANT(s) to

William O'Neil Jensen Sr., an Unmarried Man and Darlene R. Owen, an Unmarried Woman,
 as Joint Tenants

the following described real property in the General Area

County of Eureka, State of ~~California~~ Nevada

The North one-half of the South one-half of the Southeast Quarter of Section 35
 Township 31 North, Range 48 East, M.D.B., as per Government Survey

Dated: September 1, 1998

Heber W. O'Neil by William O'Neil Jensen Sr. *Ada L. O'Neil by William O'Neil Jensen Sr.*
 Heber W. O'Neil by William O'Neil Jensen Sr. Ada L. O'Neil by William O'Neil Jensen Sr.

Attorney in fact

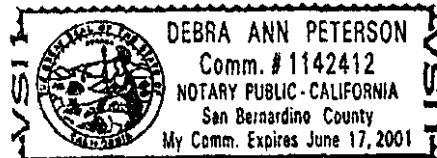
Attorney in fact

State of California

County of San Bernardino } ss.On Sept. 1, 1998 before me, Debra Ann Peterson (here Insert name) Notary Public,personally appeared William O'Neil Jensen Sr.

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 all that he/she/they executed the same in his/her/their authorized capacity(ies), and
 that by his/her/their signature(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 Debra Ann Peterson

affix seal within border

170863

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County of San Bernardino

PRELIMINARY CHANGE OF OWNERSHIP REPORT

(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

FOR RECORDER'S USE ONLY

Seller/Transferor: Heber W. O'Neil and Ada L. O'Neil

Buyer/Transferee: William O'Neil Jensen Sr. and
Darlene R. Owen

Assessor's Parcel Number(s): 005-070-19

Property Address or Location: General Area, Eureka County

Mail Tax Information To: Name William O'Neil Jensen Sr.
Address 4531 Hazeltine Avenue Apt. #3
Sherman Oaks, CA 91423-2839

FOR ASSESSOR'S USE ONLY

Con _____

Adj _____

A Preliminary Change in Ownership
Report must be filed with each convey-
ance 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 San Bernardino County Assessor. For further information on your supplemental roll obligation, please call the San Bernardino County Assessor at (714) 387-8307.

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 checked="" type="checkbox"/> | <input 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)? |
| | | 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 located in _____ County 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.

☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or Exchange☐ Contract of Sale — Date of Contract _____☐ Inheritance — Date of Death _____☐ 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 _____ %.

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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 AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ 0
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____
☐ FHA (exclude MIP) ☐ 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 \$ _____
☐ 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 \$ _____
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 \$ _____
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)
Total Items A through E \$ 0
- G. PROPERTY WAS PURCHASED THROUGH A ☐ BROKER; ☐ DIRECT FROM SELLER; or ☐ OTHER (explain):

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

1. 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.)
2. 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
3. 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: _____)
4. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☒ No
5. IF THE ANSWER TO QUESTION 4 IS YES, IS THE INCOME FROM:
☐ Lease/Rent ☐ Contract ☐ Mineral rights ☐ Other-Explain: _____
6. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE? ☐ Good ☒ Average ☐ Fair ☐ Poor
REMARKS: 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 _____ Date 9-1-98
New Owner/Legal Representative/Corporate Officer
Please print name of new Owner/Legal Representative/Corporate Officer William O'Neil Jensen Sr.
Phone number where you are available from 8:00 a.m. to 5:00 p.m. (516) 990-16707
(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 _____ Date _____
New Owner/Legal Representative/Corporate Officer

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DECLARATION OF VALUE
Eureka COUNTY, NEVADA

Recording Date 10/22/98 Book 322 Page 102 Instrument # 17086.3

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances -- _____

Taxable Value (NRS 375.010, Section 4) \$ 4,000

Real Property Transfer Tax Due \$ 5.20

If exempt, state reason. NRS 375.090, Section _____. Explain:

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

William O Neil Jensen
Signature of Declarant

William O Neil Jensen
Name (Please Print)

4531 HAZELTINE AVE
Address

SHERMAN OAKS CA 91423-2839
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 10/22/98