

170948

Deed by Court Clerk

THIS INDENTURE, made on October 28, 1998, by and between:

GRANTOR:

SUSAN E. HARRER, the duly elected, qualified and acting Humboldt
County Clerk and ex-officio Clerk of the Sixth Judicial District
Court of the State of Nevada, in and for the County of Humboldt
Humboldt County Court House
Winnemucca, Nevada 89445

For the Estate of JEAN BAKER, Deceased

GRANTEE:

RAYMOND L. BAKER
9415 South Grass Valley Road
Winnemucca, NV 89445

WITNESSETH:

WHEREAS, JEAN BAKER, deceased, was the recorded owner of a certain parcel of property located in Eureka County, Nevada, shown on the maps of Eureka County Assessor as APN 4-370-23, more particularly described herein, and

WHEREAS, the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt, in probate Case Number 3604 captioned "IN THE MATTER OF THE ESTATE OF JEAN BAKER, DECEASED", on August 31, 1998, duly Ordered that the Estate of said deceased be set aside as follows:

An undivided 1/3rd thereof UNTO RAYMOND L. BAKER, a widower

An undivided 2/3rd thereof UNTO RAYMOND L. BAKER, as Trustee for:

DAVID BAKER
JODI KRAFT
TERRY BAKER
TOM BAKER

KARL BAKER
CURTIS BAKER
KELLI SWANGER
MIKKI INGLE

CAROLYN AVEY
DAN BAKER
JON BAKER
JIM BAKER

upon certain conditions, and,

WHEREAS, a certified copy of said Order was heretofore on September 4, 1998, duly recorded in the Office of Recorder of Eureka County, Nevada, as Document Number 170575 at Book 321, Page 041, and

WHEREAS, the conditions set forth therein having been met, and the closing report so showing having been filed in the Court on October 28, 1998 and

WHEREAS, said Court on the same day having ordered that the Clerk of Court execute and record a Deed to said parcel of property in favor of GRANTEE in the proportionate parts as aforesaid, in accordance with the Court's Order, free from any and all right, title and interest in and to the said parcel of real

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property by any other person; now therefore, and pursuant to the aforementioned Order,

The GRANTOR, the duly elected, qualified and acting Humboldt County Clerk and ex-officio Clerk of the Sixth Judicial District Court of the State of Nevada in and for the County of Humboldt, does by these presents, release, remise, quitclaim and convey without warranty unto the GRANTEE in the following proportionate parts:

An undivided 1/3rd thereof UNTO RAYMOND L. BAKER, a widower

An undivided 2/3rd thereof UNTO RAYMOND L. BAKER, as Trustee for:

DAVID BAKER
JODI KRAFT
TERRY BAKER
TOM BAKER

KARL BAKER
CURTIS BAKER
KELLI SWANGER
MIKKI INGLE

CAROLYN AVEY
DAN BAKER
JON BAKER
JIM BAKER

and to GRANTEE's repective heirs or successors and assigns, forever, all of the right, title, interest and estate in and to that certain parcel of property located in Eureka County, Nevada, more particularly described herein as follows, to wit:

Township 32 North, Range 51 East, M.D.B.&M.

Section 28: N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$
E $\frac{1}{2}$ NW $\frac{1}{4}$

Containing 100 acres, more or less.

Together with the dwelling house and all other improvements situated thereon.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging, and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said GRANTEE, GRNATEE's heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR caused this instrument to be executed the day and year in this instrument first above written.


SUSAN E. HARRER

STATE OF NEVADA)
) ss.
COUNTY OF HUMBOLDT)

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF

TAMI RAE SPERO
Notary Public - State of Nevada
Appointment Recorded in Humboldt County
No: 84-1226-8 - Expires January 1, 2002

On October 28th 1998, this instrument was
acknowledged before me by

***SUSAN E. HARRER ***


Notary Public

98 NOV -2 PM 4:45
William McDonald, atty
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 170948
FEES 8.00

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Real Property Transfer Tax Declaration

Date 11-2-98 Book 223 Page 52 Instrument 170948

Full Value of Property Interest Conveyed

\$ 32,000.00

Less Assumed Liens & Encumbrances

\$ 0

Taxable Value (NRS 375.010 Section 4)

\$ 32,000.00

Real Property Transfer Tax Due

\$ 0

If exempt, state reason.

NRS 375.090, Section 6 & 11
NAC 375.170 Section _____
NTC Exception Number _____

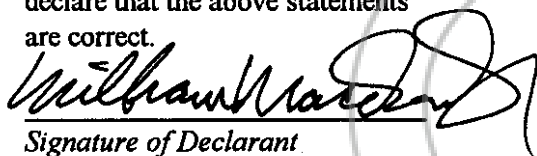
Explain:

Transfer per estate proceeding 1/3rd to spouse & 2/3rd to children

☐ 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.


Signature of Declarant

William Macdonald, Esq.
150 West Fifth Street
Box 40
Winnemucca, Nevada 89446

ESCROW HOLDER

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

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

Tax was paid for the above transfer on _____, 19____,
per NRS 375.030, Section 3.

City State Zip

Signature of Recorder or Representative