

J. DOUGLAS CLARK  
ATTORNEY AT LAW  
SOUTHWEST PROFESSIONAL CENTER  
417 WEST PLUMB LANE  
RENO, NEVADA 89509

1 AFTER RECORDING MAIL TO:

2 Wells Fargo Private Client Services  
3 Trust Real Estate  
4 P.O. Box 40908  
5 Reno, Nevada 89504-4908

6 -----  
7 GRANTEES' ADDRESS

8 James and Janet Kuenzli  
9 2030 Parkside  
10 Boise, ID 83712

11 Judith Elliot  
12 102 Woodside Ave.  
13 Metuchen, NJ 08840

14 =====  
15 Assessor's Parcel #005-440-01

16 GRANT, BARGAIN AND SALE DEED

17 For value received, WELLS FARGO BANK, N.A., successor in interest to FIRST  
18 INTERSTATE BANK OF NEVADA, Reno, Nevada, a National Banking Institution, Trustee of  
19 the ROBERT A. KUENZLI FAMILY TRUST AGREEMENT dated July 28, 1977, hereby grants,  
20 bargains and sells, to JUDITH ELLIOT, a married woman as her sole and separate property, an  
21 undivided twenty-five percent (25%) interest as a tenant-in-common, and to JAMES and JANET  
22 LYNNE KUENZLI, husband and wife as joint tenants, an undivided twenty-five percent (25%)  
23 interest as a tenant-in-common, in and to the real property situate in the County of Eureka, State  
24 of Nevada, more particularly described as follows:

25 Township 29 North, Range 48 East, M.D.B.&M.

26 Section 13: NE1/4 NE 1/4 NW1/4

27 EXCEPTING THEREFROM all petroleum, oil, natural gas and products  
28 derived therefrom in and under said land, reserved by SOUTHERN  
PACIFIC LAND COMPANY, a Corporation, in Deed recorded September  
24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

29 /////

30 /////

31 /////

32 /////

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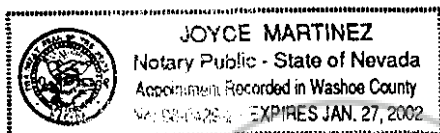
1 IN WITNESS WHEREOF, this instrument is executed this 8th day of December,  
2 1999.

3 WELLS FARGO BANK, N.A.

4  
5 By JAN Watson  
6 Its Trust Administrator

7  
8  
9 STATE OF NEVADA )  
10 ) SS  
11 COUNTY OF WASHOE )

12 On this 8th day of December, 1999, personally appeared before me a  
13 Notary Public in and for said County and State, JAN Watson, known to be the Trust ~~Real~~  
14 Administrator of WELLS FARGO BANK, NA., who acknowledged that he/she executed the  
15 above instrument.



Joyce Martinez  
NOTARY PUBLIC

BOOK 332 PAGE 94  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Wells Fargo Bank  
99 DEC 23 PM 1:51

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 8.00

173685

2

BOOK 332 PAGE 095

# State of Nevada Declaration of Value

## 1. Assessor Parcel Number(s)

- a) 005-440-01  
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 \_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deduct Assumed Liens and/or Encumbrances: \_\_\_\_\_

(Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_)

Transfer Tax Value per NRS 375.010, Section 2: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 8  
b. Explain Reason for Exemption: Transfer from trust to beneficiary

## 5. Partial Interest: Percentage being transferred: 25 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 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 1½% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

### SELLOR (GRANTOR) INFORMATION

Seller Signature: Jane Watson  
Print Name: Wells Fargo Bank Trustee of the  
Robert Kuenzli Family Trust  
Address: P.O. Box 40908  
City: Reno  
State: UV Zip: 89504  
Telephone: (775) 823 4811  
Capacity: Trustee

### BUYER (GRANTEE) INFORMATION

Buyer Signature: Judith Elliott  
Print Name: Judith Elliot  
Address: 102 Woodside Ave  
City: Metuchen  
State: N.J. Zip: 08840  
Telephone: (732) 549 3322  
Capacity: \_\_\_\_\_

### COMPANY REQUESTING RECORDING

Co. Name: Wells Fargo Bank Esc. #: \_\_\_\_\_

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

# State of Nevada Declaration of Value

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Real Property Transfer Tax Due:

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City: Reno  
State: NV Zip: 89504  
Telephone: (775) 823 4811  
Capacity: Trustee

### BUYER (GRANTEE) INFORMATION

Buyer Signature: James R Kuenzli  
Print Name: James Kuenzli  
Address: 8030 Parkside  
City: Boise  
State: ID Zip: 83712  
Telephone: (208) 323 9520  
Capacity: \_\_\_\_\_

### COMPANY REQUESTING RECORDING

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State of Nevada  
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g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 3500.00  
Deduct Assumed Liens and/or Encumbrances: ( \_\_\_\_\_ )

(Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_ )

Transfer Tax Value per NRS 375.010, Section 2: \$ 3500.00

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: 8  
b. Explain Reason for Exemption: Transfer from trust to beneficiary

5. Partial Interest: Percentage being tranferred: \_\_\_\_\_ %

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City: Reno  
State: NV Zip: 89504  
Telephone: (775) 823 4811  
Capacity: Trustee

BUYER (GRANTEE) INFORMATION

Buyer Signature: Janet Lynne Kuenzli  
Print Name: Janet Lynne Kuenzli  
Address: 2030 Parkside  
City: Borise  
State: ID Zip: 83712  
Telephone: (208) 323 9520  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Co. Name: Wells Fargo Bank Esc. #: \_\_\_\_\_

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