

175637

Mr. and Mrs. Landa
P.O.Box 33174
Reno, NV 89533

GRANT, BARGAIN and SALE DEED

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

Mojave Desert Bank, Receiver for Monument National Bank

do(es) hereby *GRANT, BAIIN and SELL* to

J & D Landa Family Trust, originally dated the 18th day of October, 1993
and amended on April 22, 1997, Daniel A. Landa and June L. Landa as Trustees
the real property situate in the County of Eureka, State of Nevada, described as follows:

See Attached For Legal Descript

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belong or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date 11/21/00

Mojave Desert Bank

By: Don Stowell President

State of Nevada
County of Eureka

This instrument was acknowledged before me on 1/14/2014, by

Notarial Officer

BOOK 339 PAGE 076

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

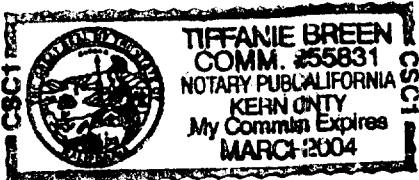
County of Kern

} ss.

On Nov. 21, 201, before me, Tiffany M. Breen,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Don Stowell,
Name(s) of Signer(s)

- ☒ personally known to me
☐ 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~~ 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.

Tiffany M. Breen
Signature of Notary Public

Place Notary Above

OPTIONAL

Though the information now is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 12-1-00 Number of Pages: 1

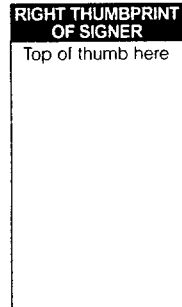
Signer(s) Other Than Noted Above: N/A

Capacity(ies) Claim by Signer

Signer's Name: Don Stowell

- ☐ Individual
☒ Corporate Officer — (s): President
☐ Partner — ☐ Limited General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing Mojave Desert Bank



DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:

Parcel 6 of Lot 15 as shown that Record of Survey for EARL A. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on December 7, 1982, as File No. 85823, being a portion of Section . Township 20 North, Range 53 East, M.D.B.&M.

LESS AND EXCEPTING IEREFROM any portion of said land which lies within the boundaries of U.S. HWY 50.

FURTHER EXCEPTING IEREFROM all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509).

After Recording
Return to:

Mr. Don Stowell, President
15773 K Street
P.O. Box C
Mojave, California 935

910398 683008
BOOK 339 PAGE 076
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
00 DEC -4 AM 10:00
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$4.00

175637

BOOK 339 PAGE 078

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).
a) 07-380-11
b) _____
c) _____
d) _____

2. Type of Property:
a) ☒ Vacant Land ☐ Single Fam. Res.
c) ☐ Condo/Twnhse ☐ 2-4 Plex
e) ☐ Apt. Bldg. ☐ Comm'l/Ind'l
g) ☐ Agricultural ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>175637</u>
Book:	<u>339</u> Page: <u>76</u>
Date of Recording:	<u>12-4-00</u>
Notes:	_____

3. Total Value/Sales Price of Prty: \$ 30,000.00
Deduct Assumed Liens and/oncumbrances: (_____)
(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
Transfer Tax Value per NRS 3.010, Section 2: \$ 30,000.00
Real Property Transfer Tax D: \$ 39.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage be transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that 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 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 1 1/2% per mth. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION
Seller Signature: Don F. Truller/de
Print Name: Mojave Desert Bk
Address: P.O. Box 9
City: MOJAVE
State: CA Zip: 93502
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION
Buyer Signature: Daniel Landa
Print Name: Daniel Landa, Trustee
Address: PO Box 33174
City: Ren
State: NV Zip: 895033
Telephone: 772-747-3071
Capacity: _____

COMPANY REQUESTING RECORDING
Co.Name: First American Title Company Of Nevada Escrow # 2000-35779-DE

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