

175754

APN: 07-210-16

GRANT, BARGAIN AND SALE DEED

FOR CONDERATION RECEIVED, ROBERTA M. DAMELE, a widow, Grantor, grants, bargains and sello ROBERTA M. DAMELE as Trustee of the Revocable Trust for Lifetime Benefit Trustorted February 2, 1991, and amended by First Amendment to Trust Agreement dated April 21994, and Second Amendment to Trust Agreement dated September 7, 1999, Grantee, and the he and assigns of the Grantee, forever, the property located in the County of Eureka, State of Neva and being more particularly described in Exhibit "A" attached hereto as part hereof.

TO HAVIND TO HOLD the property with the appurtenances to the Grantee, and to the heirs and assigns oie Grantee, forever.

SIGNED s 22nd day of January, 2001.

GRANTOR:

Roberta M. Damele
ROBERTA M. DAMELE

STATE OF NEVADA)
) SS.
COUNTY OF EUREKA)

On this 2nd day of January, 2001, personally appeared before me, a Notary Public, ROBERTA M. LMELE, who acknowledged that she executed the above instrument.

Maryjo Castaneda
NOTARY PUBLIC

GRANTEE'S ADDRESS:

P.O. Box 295
Eureka, NV 89316



VAUGHAN & HULL, LTD.
ATTORNEYS AND COUNSELORS
LAW OFFICE CENTER
538 IDAHO STREET
P. O. BOX 1420
ELKO, NV 89803

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EXHIBIT "A"

The property located in the County of Eureka, State of Nevada, described as follows:

Parcel 1:

Parcel No. as shown upon that Parcel Map for ROBERTA M. DAMELE filed in the office of the County Recorder of Eureka County, Nevada on September 21, 2000, as File No. 175165.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH any and all water, water rights, rights to the use of water, ditches, canals, pipe lines, reservoirs, wells, and all other means for the diversion or use of waters appurtenant to the said property, any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversionary remainder and remainders, rents, issues and profits thereof.

Parcel 2:

Township North, Range 50 East, MDB&M

Section 19 SW $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH any and all water, water rights, rights to the use of water, ditches, canals, pipe lines, reservoirs, wells, and all other means for the diversion or use of waters appurtenant to the said property, any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of the said above described property.

TOGETHER with all range rights and grazing rights, including all so-called color Grazing rights or privileges, and all rights to graze cattle on public domain now or heretofore used upon or in connection with the above described property.

TOGETHER with all right, title, interest and estate in and to all minerals, or gas presently owned by the Grantors, lying on, in or under the above described property with all rights of entry, prospecting and other rights in connection therewith.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversion remainder and remainders, rents, issues and profits thereof.

Parcel 3:

All those certain lots, pieces or parcels of land situate, lying and being in the town of Eureka, County of Eureka, State of Nevada, and more particularly described as follows:

All of Lot Four (4) and Five (5), in Block Eleven (11), as the same are delineated and described on the Official Map or Plat of the Townsite Eureka approved by the United States General Land Office on November 19, 1937, on file in the Office of the County Recorder Eureka County, at Eureka, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversion remainder and remainders, rents, issues and profits thereof.

Parcel 4:

All those certain lots, pieces or parcels of land situate in the Town of Eureka, County of Eureka, State of Nevada, and described as follows:

Lots Number Twenty-One (21) and Twenty-Two (22) in Block Seven (7) of the official map of said town approved by the United States General Land Office, on November 19, 1937. Said lots being situate upon the west side of Spring Street and fronting upon said street seventy eight tenths (70.8') feet; together with all buildings and building material thereon, and all furniture and fixtures contained therein; said premises being enclosed by a substantial fence.

Lot Twenty (20), in Block Seven (7); also all that part of Lot Nineteen (19), in Block Seven (7), which is more particularly described follows:

Beginning the SW corner of Lot Nineteen (19), thence N. 80°39' E. along the south sideline of Lot Nineteen (19) to the SE corner of Lot Nineteen (19), thence N. 9°21' E., a distance of 14.85 feet to a point on the east end of Lot Nineteen (19) thence S. 80°39' W. and parallel with the south sideline of Lot Nineteen (19) to the West end line of Lot Nineteen (19), thence S. 9°21' E. a distance of 14.85 feet to the SW corner of Lot Nineteen (19), the place of beginning, together with improvements thereon situate, together with contents therein coined.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto long or in anywise appertaining, and the reversion and reversion remainder and remainders, rents, issues and profits thereof.

The abovescribed Lot Twenty-One (21) has also been described as follow

Lot Number Twenty-One (21) in Block Number Seven (7) of the present official Map of the town of Eureka, and being formerly described Lot Number Six (6) of the McDonald Survey of the said town of Eureka; situate upon the east side of Spring Street and fronting on said street about Forty-Three (43) feet and running back east; together with all buildings thereon; said premises being enclosed a substantial fence;

This being the same property as conveyed by E. Boomhower and Mary J. Boomhower to Caroline Lewis, March 8, 1906, and recorded in Book of Deeds, Page 366, Eureka County, Nevada, records.

All right, title, interest and estate of the Grantor in and to the following described property assessed: the Dolores Merialdo Trust, as Parcel No. 1-135-01, Roll 02086, Eureka County, Nevada Treasurer.

Parcel 5:

All right title and interest in and to those certain parcels of land situate in the Town of Eureka, County of Eureka, State of Nevada, describes follows:

All of L 1, 2 and 3, in Block Eleven (11) of the Town of Eureka, in the City of Eureka, State of Nevada, as the same appears on the official map or plat thereof on file in the office of the County

Recorder, Eureka County, Nevada.

All right, title, interest and estate of the Grantor in and to the patented mines assessed to Peter Merrialdoder Parcel No. 410-000-58, Roll 02087, Eureka County, Nevada Treasurer.

Parcel 6:

All right, title and interest in and to all those patented mining claims situate in Eureka County of Eureka, State of Nevada, including but not limited to those described as follows:

COMMITTEE

COSMO Patented Mining Claim, M.S. 227, situate in the Eureka Mining District, T19N, R53E, Section 27, 28, 33 and 34, Patent #158, Eureka County, Nevada;

SILVER WICK Patented Mining Claim, M.S. 226, situate in the Eureka Mining District, T19N, R53E, Section 27 and 34, Patent #17272, Eureka County, Nevada;

MARY ANN Patented Mining Claim, M.S. 272, situate in the Eureka Mining District, T19N, R53E, Section 27 and 34, Patent #17513, Eureka County, Nevada;

JONES & KYLE Patented Mining Claim, M.S. 272, situate in the Eureka Mining District, T19N, R53E, Section 27 and 34, Patent #18512, Eureka County, Nevada;

WOLVENE Patented Mining Claim, M.S. 277A, situate in the Eureka Mining District, T19N, R53E, Section 27 and 34, Patent #18572, Eureka County, Nevada;

WOLVENE MILL SITE Patented Mining Claim, M.S. 277B, situate in the Eureka Mining District, T19N, R53E, Section 28 and 33, Patent #18572, Eureka County, Nevada;

MONROE Patented Mining Claim, M.S. 1076, situate in the Secret Canyon Mining District, T19N, R53E, Section 25 and 26, Patent #1076, Eureka County, Nevada.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Roberta M. Samell
01 JAN 22 PM 2:32

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 12.00

175754

COPY

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**State of Nevada
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>175754</u>
Book	<u>339</u> Page <u>383</u>
Date of Recording:	<u>1-22-01</u>
Notes:	_____

1. Assessor Parcel Number:

- a) _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Town
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agriculture
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property: \$ _____ Exempt
 Deduct Assumed Liens and Encumbrances: (_____ Exempt _____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ _____ Exempt
 Real Property Transfer Tax: \$ _____ Exempt

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 8
- b. Explain Reason Exemption: Transfer of title to trust

5. Partial Interest: Percent being transferred: _____ %

The undersigned Seller(s)/Buyer(s) (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375., that the information provided is correct to the best of their information and belief, and can be supported by documentation called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claim exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRADOR) INFORMATION

Seller Signature: Robert M. Damele
 Print Name: Robert M. Damele
 Address: P.O. Box 295
 City: Eureka
 State: Nevada
 Telephone: () _____
 Capacity: Grantor

BUYER (GRANTEE) INFORMATION

Buyer Signature: Roberta M. Damele
 Print Name: Roberta M. Damele
 Address: P.O. Box 295
 City: Eureka
 State: Nevada
 Telephone: () _____
 Capacity: Trustee of Grantee

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

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