

175828

APN 005-010-22

DEED

THIS INDENTURE, made this 20<sup>th</sup> day of February, 2001, by and between JAMES M. KLE and HELEN M. TAYLOR-KLINE, husband and wife, parties of the first part, and EDWARD J. EISBRO, an unmarried man, party of the second part;

WITNESSETH:

That the party of the first part, for good and valuable consideration, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell to the party of the second part, and to his heirs, executors, administrators and assigns, forever, a certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel 1, 2, 3 and 4 as shown on that certain Parcel Map for JAMES M. AND HELEN M. KLE filed in the Office of the County Recorder of Eureka County, State of Nevada, on September 6, 1996, as File No. 164520, being a portion of the S 1/2 SE 1/4 Section 8, Township 31 North, Range 48 East, MDB&M.

EXCEPTING HEREFROM all geothermal rights, by-products of geothermal rights, and also, oil, hydrocarbon and other mineral rights pertaining to said property.

RESERVING to the first parties a 60' roadway access easement more particularly described as follows:

An easement for the purpose of ingress and egress located in Section 8, Township 31 North, Range 48 East, MDB&M., Eureka County, Nevada, and being a portion of Parcel No. 4 as shown on a Parcel Map for James M. & Helen M. Kline on file in the Office of the Eureka County Recorder, Eureka, Nevada, as File No. 1620, more particularly described as follows:

Beginning at the Northeast corner of said Kline Parcel No. 4, a point also being on the East line of said Section 8 from which the East 1/4 corner of said Section 8 bears N. 016°00' W., 1329.47 feet, a point being Corner No. 1, the True Point of Beginning;

ROSS P. EARDLEY

ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801

0170283

Thence S. 89'10" W., 60.00 feet along the North line of said Kline Parcel No. 4 to Corner 2;

Thence S. 046'00" E., 54.72 feet to Corner No., 3, a point being on the Northerly right of way of Eureka County Road M-116 as shown on said Kline Parcel Map;

Thence N. 72'52" E., 61.77 feet along the said Northerly right of way of Eureka County Road M-116 to Corner No. 4, a point also being on the said East line of Section 8 and the East line of said Kline Parcel No. 4;

Thence N. 046'00" W., 39.58 feet along the said East line of said Section 8 and the East line of said Kline Parcel No. 4 to Corner No. 1, the point of beginning, containing 2829 square feet, more or less.


SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, rights and rights of way of record.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, and the reversion and reversions, remainder and remainders, its, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the party of the second part, and his heirs, executors, administrators and assigns, forever.

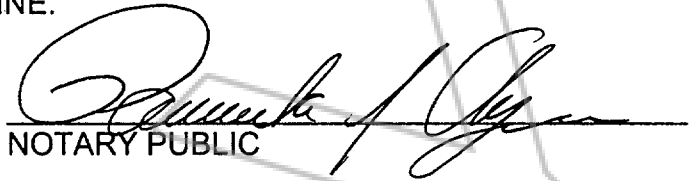
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above written.

  
\_\_\_\_\_  
JAMES M. KLINE

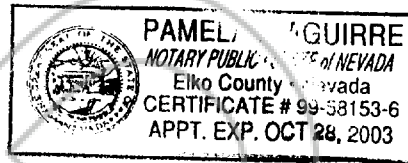
  
\_\_\_\_\_  
HELEN M. TAYLOR-KLINE

STATE OF *Nevada* )  
                                  ) : SS.  
COUNTY OF *Elko* )

This instrumt was acknowledged before me on February 20, 2001, by  
JAMES M. KLINE and ELEN M. TAYLOR-KLINE.

  
NOTARY PUBLIC

Grantee's Address:  
5621 S. Nevada Stre  
Littleton, Colorado 820-1115



*COPIES*

BOOK *339* PAGE *529*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
01 FEB 23 AM 11:52

ELKO COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **175828** FEES *9.00*

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 005-010-22
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b) \_\_\_\_\_ Single Family Res.
- c) \_\_\_\_\_ Condo/Townhouse
- d) \_\_\_\_\_ 2-4 Plex
- e) \_\_\_\_\_ Apartment Bldg.
- f) \_\_\_\_\_ Comm'l/Ind'l
- g) \_\_\_\_\_ Agricultural
- h) \_\_\_\_\_ Mobile Home
- i) Other: \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>175828</u>
Book:	<u>339</u> Page: <u>529</u>
Date of Recording:	<u>2-23-01</u>
Notes:	_____

3. Total Value/Sales Price of Property

\$ 60,000.00

Deduct Assumed Liens and/or Encumbrances:

\$( \_\_\_\_\_ )

Provide recording information: Instrument No.:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Transfer Tax Value per NRS 375.0, Section 2:

\$ 60,000.00

Real Property Transfer Tax Due:

\$ 78.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per S 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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

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 needed 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 12% per month. 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: James M. Kli  
 Print Name: James M. Kli  
 Address: PO Box 553  
 City/State/Zip: Carlin, NV 9822  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: Edward J. Weisbrodt  
 Print Name: Edward J. Weisbrodt  
 Address: 5621 S. Nevada Street  
 City/State/Zip: Littleton, CO 80120-1115  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING**

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 01210233

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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- g) \_\_\_\_\_ Agricultural
- h) \_\_\_\_\_ Mobile Home
- i) Other: \_\_\_\_\_

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Provide recording information: Instrument No.:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

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\$ 60,000.00

Real Property Transfer Tax Due:

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**SELLER (GRANTOR) INFORMATION**

Seller Signature: \_\_\_\_\_  
 Print Name: James M. Kli  
 Address: PO Box 553  
 City/State/Zip: Carlin, NV 9822  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

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