

BOOK *383* PAGE *139-146*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*McDonald-Carano-Wilson*  
2004 JUN 25 AM 10:01

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES *21.00*

**188133**

APN: 003-432-03

**Recording Requested By:**

Harriet Uhalde, Trustee

**When Recorded Mail To:**

John B. Galvin, Esq.  
Post Office Box 2670  
Reno, Nevada 89505

**Mail Future Tax Statements To:**

Uhalde Crescent, LLC  
1975 Palisade Drive  
Reno, Nevada 89509

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**GRANT, BARGAIN AND SALE DEED**

HARRIET UHALDE, as the sole Trustee under THE UHALDE FAMILY TRUST (w/d/t: March 3, 1986) (the "Family Trust"), does hereby grant, bargain, sell and convey unto UHALDE CRESCENT, LLC, a Nevada limited liability company, and to its successors and assigns, all her right, title and interest in and to that certain real property situate in Eureka County, State of Nevada, more particularly described as follows:

LOT 8, SECTION 13, TOWNSHIP 31 NORTH, RANGE 49 EAST, according to the Pioneer Pass Map #1, recorded as Document No. 155503, official records of Eureka County, State of Nevada.

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

**DATED:** This 17<sup>th</sup> day of ~~May~~ <sup>June</sup>, 2004.

THE UHALDE FAMILY TRUST  
(u/d/t: March 3, 1986)

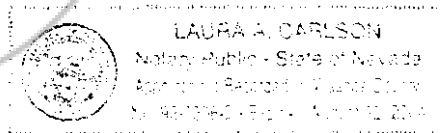
By: Harriet Uhalde  
Harriet Uhalde, Trustee

STATE OF NEVADA        )  
  : ss.  
COUNTY OF WASHOE    )

On this 17<sup>th</sup> day of ~~May~~ <sup>June</sup>, 2004, personally appeared before me, a notary public, HARRIET UHALDE, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument on behalf of The Uhalde Family Trust.

Laura A. Carlson  
NOTARY PUBLIC

#134828.1  
(Ref: 85357.1)



Robert E. Armstrong  
Post Office Box 2670  
Reno, Nevada 89505

6556

Space above for recorder's use

STATE OF NEVADA )  
 )  
 ) : ss.  
 )  
COUNTY OF WASHOE )

DECLARATION OF  
A LIVING TRUST

We, JOHN UHALDE and HARRIET UHALDE, husband and wife,  
of Reno, Washoe County, Nevada, declare and state that:

1. We have created a revocable inter vivos trust  
entitled the THE UHALDE FAMILY TRUST pursuant to the terms and  
conditions of that certain written declaration of trust executed  
on the 3 day of March, 1986.

2. We are the sole beneficiaries thereof during our  
lifetimes.

3. We are the initial co-trustees of said trust.

4. If either one of us shall, for any reason, fail to  
qualify or cease to act as a co-trustee, then the remaining  
co-trustee shall act as sole trustee. If both of us shall, for  
any reason, fail to qualify or cease to act as co-trustees, then  
our children, JACQUELINE ANN STARKWEATHER and MARJORIE UHALDE,  
shall act as successor co-trustees in our place and stead. If  
either JACQUELINE ANN STARKWEATHER or MARJORIE UHALDE shall, for  
any reason, fail to qualify or cease to act as a successor  
co-trustee, then the remaining co-trustee shall act as sole  
trustee in her place and stead.

5. All of the trustees, by the terms of said trust,  
are vested with the powers provided to trustees under Nevada  
Revised Statutes 163.260 through 163.410, et. seq., including the  
power and authority to:

(a) invest and reinvest the single trust estate in every kind of property, real, personal or mixed, in every kind of investment, specifically including, but not limited to, corporate obligations of every kind, stocks, preferred or common, shares of investment trust, investment companies and mutual funds, mortgages, mortgage participation, bonds, debentures, notes and deeds of trust;

(b) borrow money and to encumber trust property by mortgage, deed of trust, pledge or otherwise (including, but not limited to, buying securities and/or commodities on margin with brokerage firms); and

(c) keep any or all securities or other property constituting a part or all of the trust property in the same name of trustees, without disclosing his or her fiduciary capacity, or to hold securities in the name of a nominee. The foregoing powers have been given to the trustees without the necessity of supervision of any court.


6. The trustees are authorized to delegate to the successor trustee then acting, the power and authority to draw checks on any trust bank accounts or to assign or convey trust property on behalf of all of the trustees by a written instrument either for a specified time or until the delegation is revoked on the face of such written instrument, and any bank, transfer agent or any other person may rely upon such written instrument without


further inquiry as to the authority of the trustees to whom said power and authority has been delegated.

7. We, as initial co-trustees are each individually hereby delegated the power and authority to draw checks on any bank accounts or to assign or convey trust property on behalf of all of the trustees and the trust.

8. Persons or corporations dealing with the trustees are expressly exonerated for any duty to inquire into the authority or power of the trustees or to see to the application of money or property delivered to the trustees. The trustees are not authorized to furnish copies of the trust to any persons except as is maybe required by a order of a court having jurisdiction of the trust or trustees, or if required under any law or regulation having the effect of law, or upon our expressed written permission.

9. Said trust is in full force and effect this date.  
FURTHER, DECLARANTS SAYETH NAUGHT.

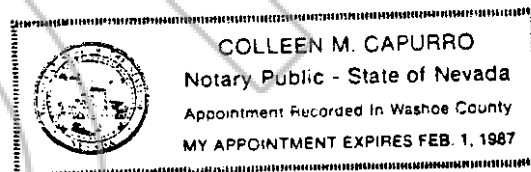
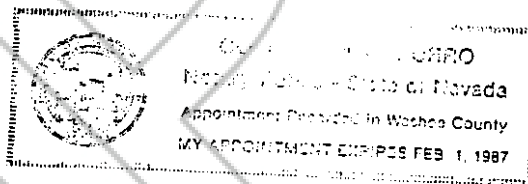
  
\_\_\_\_\_  
JOHN UHALDE, Trustor,  
Trustee and Beneficiary

  
\_\_\_\_\_  
HARRIET UHALDE, Trustor,  
Trustee and Beneficiary

STATE OF NEVADA )  
                          : SS.  
COUNTY OF WASHOE )

On this 3<sup>rd</sup> day of March, 1986, personally appeared before me, a Notary Public, JOHN UHALDE and HARRIET UHALDE, husband and wife, who acknowledged that they executed the above instrument.

Colleen M. Capurro  
NOTARY PUBLIC



OFFICIAL RECORDS  
WASHOE CO., NEVADA  
RECORD REQUESTED BY

86 MAR 6 P 4: 51

JOE MELCHER  
COUNTY RECORDER  
FEE \_\_\_\_\_ DEP \_\_\_\_\_

## OPERATING AGREEMENT

OF

### UHALDE CRESCENT, LLC, a Nevada Limited Liability Company

This Operating Agreement (the "Agreement") is entered into effective as of the 4th day of October, 2002, by the undersigned (the "Member"). The Member has formed a Limited Liability Company (the "Company") pursuant to Chapter 86 of the Nevada Revised Statutes, as amended (the "Act"), to be governed according to the terms and conditions as hereinafter set forth.

#### 1. FORMATION AND NAME

The name of the Company shall be UHALDE CRESCENT, LLC. The Organizer of the Company has prepared and filed the Articles of Organization, attached hereto as Exhibit "A," with the Nevada Secretary of State. The Member hereby approves and ratifies the Articles of Organization and all actions of the Organizer in preparing and filing the same.

#### 2. PRINCIPAL OFFICE/REGISTERED OFFICE

Section 2.1 Principal Office. The principal office of the Company in the State of Nevada shall be established at such location as shall be determined by the Manager from time to time. The Company may have such other offices, either within or without the State of Nevada, as the Manager may designate or as the business of the Company may from time to time require.

Section 2.2 Registered Office. The address of the initial registered office of the Company is 241 Ridge Street, 4th Floor, Reno, Nevada 89501, and the Registered Agent at such address is Sierra Corporate Services. The registered office and agent may be changed from time to time by action of the Manager and by filing the prescribed form with the Nevada Secretary of State.

#### 3. PURPOSE AND POWERS

Section 3.1 Purpose. The Company is organized for any legal and lawful purpose permitted under the Articles of Organization and the Act.

Section 3.2 Powers. The Company shall have all the powers granted to a limited liability company under the laws of the State of Nevada. If the Company qualifies to do business in a foreign jurisdiction, the Company may transact all business permitted in that jurisdiction. There is no jurisdictional restriction upon the Company's assets or activities.





# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

a) 003-432-03

2. Type of Property

- d)  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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 188133  
Book: 383 Page: 139-146  
Date of Recording: 6/25/04  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property):  
Transfer Tax Value:  
Real Property Transfer Tax Due

\$ N/A  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 8

b. Explain Reason For Exemption: The Uhalde Family Trust (Grantor) is the 100% owner of Uhalde Crescent, LLC (Grantee) and transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100%

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 1 1/2% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: Harriet Uhalde

Capacity: Harriet Uhalde, Trustee/Grantor/Grantee

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLOR (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Harriet Uhalde, Trustee  
Address: 1975 Palisade Drive  
City: Reno  
State: NV      Zip: 89509  
Telephone: (775) 788-2000

Print Name: Harriet Uhalde, Manager  
Address: Same  
City:  
State:  
Telephone: (775) 788-2000      Zip:

COMPANY REQUESTING RECORDING

Print Name: McDonald Carano Wilson LLP  
Address: 241 Ridge Street, Fourth Floor, P. O. Box 2670  
Reno, Nevada 89505

Escrow #: \_\_\_\_\_