

BOOK 402 PAGE 119-122  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Anderson & Dorn*  
2004 DEC 15 PM 3:06

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 17.00

APN# 005-400-21

Recording Requested By

Name Anderson & Dorn, Ltd.

Address 500 Damonte Ranch Pkwy., #860

City/State/Zip Reno, NV 89521

194638

Grant, Bargaining Sale Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed

BOOK 402 PAGE 119

APN: 005-400-21

**RECORDING REQUESTED BY:**

Anderson & Dorn, Ltd.  
294 East Moana Lane, Suite B-27  
Reno, Nevada 89502

**AFTER RECORDING MAIL TO:**

MICHAEL McGRATH  
2275 Stonewood Court  
San Pedro, California 90732

**MAIL TAX STATEMENT TO:**

MICHAEL McGRATH  
2275 Stonewood Court  
San Pedro, California 90732

RPTT: \$0.00 Exempt (6)

Exempt (6): A transfer of title to or from a trust, if the transfer is made without consideration.

This deed is being re-recorded to correct legal description.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

THE MILDRED M. MORGAN TRUST, dated September 12, 1990,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

MICHAEL McGRATH, an unmarried man.

ALL that real property situated in the **County of Eureka**, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein.

Subject To:   1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and  
                  Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

BOOK 399 PAGE 161 - 163  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Anderson & Dorn Ltd*  
2004 NOV -4 PM 1:50

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **193608**  
FEES 16<sup>00</sup>

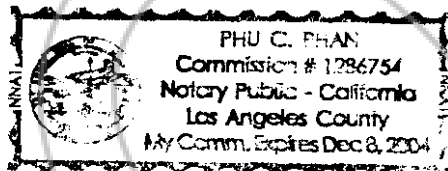
WITNESS our hands, this 17 day of August, 2004.

Llewellyn McGrath  
LLEWELLYN McGRATH, Successor Trustee

of The Mildred M. Morgan Trust, dated September 12, 1990

CALIFORNIA  
STATE OF ~~NEVADA~~ }  
COUNTY OF LOS ANGELES } ss

On AUGUST 17<sup>th</sup>, 2004, before me,  
PHU C. PHAN, a Notary Public, in and for said County  
and State personally appeared LLEWELLYN McGRATH, Successor Trustee  
~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and acknowledged to me that  
he executed the same in his authorized capacity, and that by his signature on the  
instrument the person or the entity upon behalf of which the person acted, executed the  
instrument.



WITNESS my hand and official seal.

[Signature]  
Notary Public

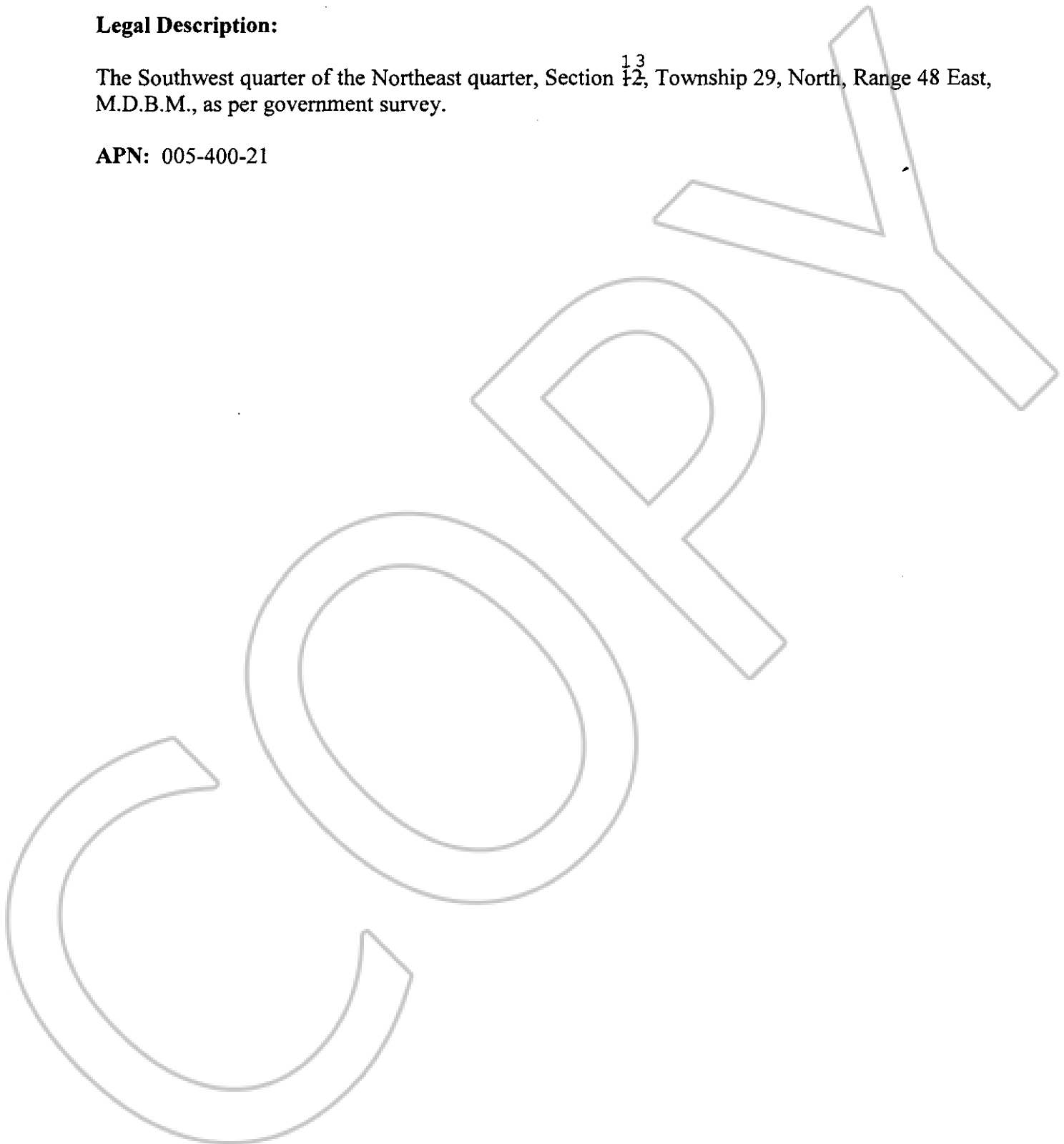
MY Commission Expires: 12/08/04

**Exhibit "A"**

**Legal Description:**

The Southwest quarter of the Northeast quarter, Section  $\frac{13}{12}$ , Township 29, North, Range 48 East, M.D.B.M., as per government survey.

**APN: 005-400-21**



**193608**

**BOOK 399 PAGE 163**

**194638**

**BOOK 402 PAGE 122**

**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: 193608

Book: 399 Page: 161-163

Date of Recording: 11-4-04

Notes:

*Rerecorded 12/15/04  
Book 402 pgs 119-122  
194638*

**1. Assessor Parcel Number(s)**

- a) 005-400-21  
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:**

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property)

\$ \_\_\_\_\_

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due:

\$ 0.00 Exempt (6)

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 6

b. Explain Reason for Exemption: A transfer of title to or from a trust, if the transfer is made without consideration

**5. Partial Interest: Percentage being transferred: 100%**

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

Signature: Ernie Meier Capacity: Representative

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Michael McGrath  
Address: 2275 Stonewood Court  
City/State: San Pedro, CA 90732

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Same as Grantor  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Anderson & Dorn, Ltd.  
Address: 294 East Moana Lane, Suite B-27  
City, State, Zip: Reno, Nevada 89502

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED)