

APN: 007-210-38

RECORDING REQUESTED BY  
AND RETURN TO:

VAUGHAN & HULL, LTD.  
P.O. BOX 1420  
ELKO, NV 89801

BOOK 408 PAGE 420-421  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Vaughan & Hull Ltd*  
2005 APR 12 PM 2:33

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 150  
**196709**

**GRANT DEED TO COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

FOR CONSIDERATION RECEIVED, **STEPHANIE D. SITTNER**, who acquired title as **STEPHANIE DAMELE SITTNER**, and **JOHN A. SITTNER**, husband and wife, Grantors, grant, bargain and sell to **STEPHANIE D. SITTNER** and **JOHN A. SITTNER**, husband and wife, Grantees, as community property with right of survivorship, and their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Eureka, State of Nevada, described as follows:

**TOWNSHIP 22 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 rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells, and all other means for the diversion or use of waters appurtenant to the said property, or 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 Taylor Grazing rights or privileges, and all rights to graze cattle on the 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, oil or gas presently owned by the Grantors, lying on, in or under the above described property with all rights of entry, prospecting access and other rights in connection therewith.

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

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ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
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ELKO, NEVADA 89803

thereof.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantees as community property with right of survivorship and their assigns, and the heirs and assigns of the survivor accordingly, forever.

SIGNED this 1 day of April, 2005.

**GRANTORS:**

Stephanie D. Sittner  
STEPHANIE D. SITTNER

John A. Sittner  
JOHN A. SITTNER

STATE OF Colorado )  
COUNTY OF Adams ) SS.

This instrument was acknowledged before me on April 1, 2005, by  
STEPHANIE D. SITTNER and JOHN A. SITTNER, husband and wife.

Patricia Miller  
NOTARY PUBLIC 2-3-08

**MAIL TAX STATEMENT TO:**

428 Melody Dr.  
North Glenn, CO 80260-5545

**196709**

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# State of Nevada Declaration of Value

## 1. Assessor Parcel Number(s)

- a) 007-210-38  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 196709  
Book 408 Page 420-421  
Date of Recording: 4-12-05  
Notes: \_\_\_\_\_

## 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: \$ Exempt  
Deed in Lieu of Foreclosure Only: value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ Exempt  
(Tax is computed at \$1.95 per \$500 value)

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
b. Explain Reason for Exemption: Transfer of spouses to spouses

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

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 \_\_\_\_\_  
Signature \_\_\_\_\_

Capacity Attorney for parties  
Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Stephanie and John Sittner  
Address: 428 Melody Dr.  
City: North Glenn  
State: CO 80260-5545

### BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Stephanie and John Sittner  
Address: 428 Melody Dr.  
City: North Glenn  
State: CO 80260-5545

### COMPANY REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Vaughan & Hull, Ltd Escrow # \_\_\_\_\_  
Address: P.O. Box 1420  
City: Elko State: NV Zip: 89803

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)