

BOOK 425 PAGE 175-178
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Ferruzzo & Ferruzzo LLP
2005 OCT 24 AM 10:59

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 17⁰⁰

201339

APN# 001-022-16

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Quitclaim Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:

FERRUZZO & FERRUZZO, LLP

Return to:

Name BONNIE COLGAN

Address 131 Vandal Way

P. O. Box 581

City/State/Zip Eureka, NV 89316

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

RECORDING REQUESTED BY:

**AND WHEN RECORDED MAIL TO
MAIL TAX STATEMENTS TO:**

BONNIE COLGAN, Trustee
P. O. Box 581
131 Vandal Way
Eureka, NV 89316

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
There is no consideration for this transfer: RPTT is \$0.

QUITCLAIM DEED

BONNIE COLGAN, hereinafter referred to as "Grantor," hereby remises, releases and quitclaims to **BONNIE COLGAN, TRUSTEE OF THE BONNIE COLGAN REVOCABLE TRUST, UDT, DATED OCTOBER 7, 2005**, all of her right, title and interest in and to the following described real property located 131 Vandal Way, Eureka, County of **Eureka**, State of Nevada, and described as: (APN 001-022-16)

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all liens, encumbrances, covenants, conditions, rights and restrictions of record.

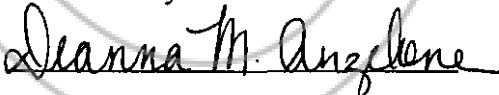
Dated: 10 - 7, 2005

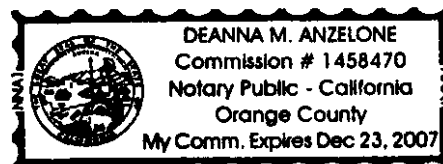

BONNIE COLGAN

State of Nevada)
County of Orange)

On Oct. 7, 2005, before me, the undersigned Notary Public, personally appeared **BONNIE COLGAN**, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in her authorized capacity, and that by her 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.





MAIL TAX STATEMENTS AS INDICATED ABOVE.

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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

PARCEL 1:

Parcel 19 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of of Lot 13, Block C of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, wether or not of commercial value in and under said land reserved by THE UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

PARCEL 2:

Parcel 18 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of of Lot 13, Block C of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, wether or not of commercial value in and under said land reserved by THE UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM that portion of said land more particularly described as follows:

All that certain real property being a portion of Parcel 18 as shown on that certain Parcel Map for DAVID A. PASTORINO filed

Continued on next page

in the office of the County Recorder of Eureka County, on April 24, 1989 as File Number 127110 and being more particularly described as follows:

Commencing at the South 1/4 corner of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M. said point being a 1937 GLO brass cap;

THENCE North $45^{\circ}16'26''$ East, a distance of 1,501.21 feet to a point lying on the easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast having a radial bearing of North $88^{\circ}38'23''$ West, said point also being the true point of beginning;

THENCE leaving said easterly right of way line of Vandal Way, North $85^{\circ}16'33''$ East, a distance of 132.04 feet to a point, said point being the easterly corner common to said Parcel 18 and Parcel 19 as shown on said Parcel Map, File No. 127110;

THENCE South, a distance of 54.66 feet to a point, said point being the southeast corner of said Parcel 18;

THENCE along the southerly line of said Parcel 18, North $87^{\circ}45'47''$ West, a distance of 131.89 feet to a point lying on said easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast, having a radial bearing of North $89^{\circ}14'08''$ East;

THENCE northerly along said easterly right of way line of Vandal Way, 38.64 feet along the arc of said curve, having a radius of 1,042.00 feet, through a central angle of $02^{\circ}07'29''$, to the true point of beginning.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-022-16
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res. *BC*
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 201339
Book 425 Page: 175+178
Date of Recording: 10/24/05
Notes:

3. Total Value/Sales Price of Property \$ N/A - Transfer to Grantor's
Deed in Lieu of Foreclosure Only (value of property) (Revocable Trust)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 006
b. Explain Reason for Exemption: Transfer to Grantor's Revocable Trust for
Estate Planning Purposes

5. Partial Interest: Percentage being transferred: 100 % Trust Document presented

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 parties agree that 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 Bonnie Colgan Capacity Trustee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BONNIE COLGAN
Address: 131 Vandal Way
City: Eureka,
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BONNIE COLGAN, Trustee
Address: 131 Vandal Way
City: Eureka,
State: NV Zip: 89316

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____