

APN:001-095-03

GRANT BARGAIN AND SALE DEED

BOOK 432 PAGE 25-28
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Arthur James Martin
2006 FEB 24 PM 1:42
EUREKA COUNTY, NEVADA
M.N. RESALE/ATL. RECORDER
FILE NO. FEES 17⁰⁰

203505

THIS INDENTURE made by and between **ROBIN COBBEY**, a married woman as her sole and separate property, Grantor; and **DAVID W. TOLL AND ROBIN ELIZABETH COBBEY, TRUSTEES OF THE COBBEY-TOLL FAMILY TRUST**, dated February 17, 2006, Grantees,

WITNESSETH:

THAT GRANTOR, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States, to her in hand paid by Grantees, receipt of which is hereby acknowledged, does, by these presents, grant, bargain and sell unto Grantees, **DAVID W. TOLL AND ROBIN ELIZABETH COBBEY, TRUSTEES OF THE COBBEY-TOLL FAMILY TRUST**, dated February 17, 2006, and their successors and assigns, all their right, title and interest in that certain land situate in the County of Eureka, State of Nevada, commonly known as **41 O'Neil, Eureka, Nevada 89310**, more particularly described as:

EXHIBIT 3.3

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

PROVIDED ALWAYS, and this conveyance is made subject to any and all covenants and restrictions of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, as Trustees of **THE COBBEY-TOLL FAMILY TRUST**, and to their successors and assigns, forever as community property with right of survivorship (NRS 111.064.2).

**THE COBBEY-TOLL FAMILY TRUST
GRANT, BARGAIN AND SALE DEED**

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IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year beside her signature.

GRANTOR:

Robyn E Cobbey
ROBIN ELIZABETH COBBEY

DATE: 2.17.2006

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On 2/17, 2006, before me, a Notary Public, personally appeared **ROBIN ELIZABETH COBBEY**, known to me (or proved) to be the person who executed the above instrument, and acknowledged to me that she executed the same for the purposes stated therein.



Breanne Deater
NOTARY PUBLIC

THE COBBEY-TOLL FAMILY TRUST
GRANT, BARGAIN AND SALE DEED

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THE COBBEY-TOLL FAMILY TRUST

Exhibit 3.3

APN: 001-095-03

ADDRESS: Single Family Residence, Rental
41 O'Neil
Eureka, Nevada 89310

LEGAL DESCRIPTION:

Lot 3, Block 56, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

Also, that portion of Lot 9, in Block 56, in the Town of Eureka, which is more particularly described as follows, to-wit:

Beginning at the Southeast Corner of Lot 9, Block 56; Thence North $11^{\circ}43'$ West, a distance of 65.87 feet; Thence South $74^{\circ}52'$ West, a distance of 42.14 feet; Thence South $11^{\circ}43'$ East, a distance of 63.41 feet; Thence North $78^{\circ}17'$ East, a distance of 42.04 feet to the point of beginning.

Note: The above metes and bounds legal description appeared previously in the certain document recorded October 8, 1996 in Book 301, Page 227 as File No. 164698.

PRIOR RECORDING DATA

Document Number 200971 in Book 423 at Page 20-21 recorded on September 9, 2005, Official Records, Eureka County, Nevada.

THE COBBEY-TOLL FAMILY TRUST
GRANT, BARGAIN AND SALE DEED

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<p>ADDRESS OF GRANTOR: Robin Cobbey 1616 Madrone Avenue Healdsburg, California 95440</p>	<p>RECORDING REQUESTED BY: Law Office Patrick James Martin Chartered 115 Ridge Street Reno, NV 89501-1937</p>
<p>ADDRESS OF TRUSTEES: David W. Toll, Trustee Robin Elizabeth Cobbey, Trustee The Cobbey-Toll Family Trust 1616 Madrone Avenue Healdsburg, California 95440</p>	<p>UPON RECORDING RETURN TO: Law Office Patrick James Martin Chartered 115 Ridge Street Reno, NV 89501-1937</p>
<p>MAIL TAX STATEMENTS TO: David W. Toll, Trustee Robin Elizabeth Cobbey, Trustee The Cobbey-Toll Family Trust 1616 Madrone Avenue Healdsburg, California 95440</p>	<p>RECORDER'S STAMP:</p>
<p>CERTIFICATION: <input checked="" type="checkbox"/> I hereby affirm that this document submitted for recording purposes <u>does not</u> contain a social security number. or <input type="checkbox"/> I hereby affirm that this document submitted for recording purposes contains a social security number of a person as required by law: _____</p> <p><i>Patrick James Martin</i> Signature Title</p> <p><i>Patrick James Martin</i> Print name</p>	

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BOOK 432 PAGE 028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-095-03
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
Other timeshare _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: 432 Page: 25-28
Date of Recording: 2-24-06
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 \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer of Title from Robin Cobbey,
to The Cobbey-Toll Family Trust of which Grantor is a Settlor and a Trustee.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Robin E Cobbey Capacity: Grantor

Signature David W Toll & Robin E Cobbey Capacity: Trustee

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

Print Name: Robin Cobbey
Address: 1616 Madrone Avenue
City: Healdsburg
State: California Zip: 95440

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

Print Name: David W. Toll & Robin E. Cobbey, Trustees
Address: 1616 Madrone Avenue
City: Healdsburg
State: California Zip: 95440

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

Print Name: Law Office, Patrick James Martin, Chtd. Escrow #: 1740.0001
Address: 115 Ridge Street
City: Reno State: Nevada Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED