

BOOK 434 PAGE 305-307  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Eureka County*  
2006 APR -6 AM 11:05

When Recorded and Mail Tax Statement To  
Alan K. and Yvonne Chamberlain  
P.O. Box 942  
Eureka, NV 89316

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

**204428**

**APN 001-053-07**

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE made as of the 20<sup>TH</sup> day of MARCH, 2006, by and between THE BOARD OF COUNTY COMMISSIONERS, acting as the Town Board for the unincorporated town of Eureka, Nevada, party of the First Part, and ALAN KERBY CHAMBERLAIN AND YVONNE CHAMBERLAIN, Co-Trustees of CHAMBERLAIN TRUST dated February 2, 1998, party of the Second Part.

**WITNESSETH**

That First Party, the Grantor, for and in consideration of the sum of Two Thousand Seven Hundred Dollars (\$2,700.00), to it in hand paid by the Second Party, the Grantee, do hereby grant, bargain and sell to said Grantee, their heirs, successors, and assigns forever, all that certain lot, piece of parcel of land situate, lying and being in the Town of Eureka, County of Eureka, State of Nevada, which property was formerly a portion of Nob Hill Avenue before that portion was abandoned, and more particularly described on "Exhibit A", attached hereto.

SUBJECT TO and expressly reserving a ten foot easement for all existing utilities.

TOGETHER with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto said Second Party, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first herein written.

THE BOARD OF COUNTY COMMISSIONERS  
Acting as the Town Board for the unincorporated  
town of Eureka, Nevada

Donna Bailey  
DONNA BAILEY, Chairperson  
Board of Eureka County Commissioners

ATTEST:  
Frances Gale  
FRANCES GALE, County Clerk

**LEGAL DESCRIPTION  
FOR ROADWAY ABANDONMENT  
EXHIBIT A**

All that certain real property located within a portion of the southwest ¼ portion of Section 14, Township 19 North, Range 53 East, M. D. M. Eureka County, Nevada, being a portion of Nob Hill Avenue to be abandoned as shown on that Record of Survey "Supporting a Boundary Line Adjustment and Roadway Abandonment" filed as document number 166253, more particularly as follows:

**BEGINNING** at the southeast corner of the intersection of Robins Street and Nob Hill Avenue as shown on said Record of Survey;

**THENCE** along the easterly line of Nob Hill Avenue, S.09°09'00"E., 98.80 feet which is also the west line of Lots 6, 5, 4 and 3 of Block 76 of the Eureka Townsite;

**THENCE** leaving last said line, S.80°51'00"W., 22.43 feet to the centerline of Nob Hill Avenue as shown on said Record of Survey;

**THENCE** along said centerline, N.08°57'13"W., 98.80 feet to the southerly line of Robins Street;

**THENCE** along said southerly line, N.80°51'00"E., 22.10 feet to the **POINT OF BEGINNING**.

CONTAINING 2,200 square feet, more or less.

The basis of bearings for the legal description is that Record of Survey "Supporting a Boundary Line Adjustment and Roadway Abandonment" filed as document number 166253.

*Prepared by*  
**DAVID L. BRATCHER**  
**LIMOS & ASSOC.**  
**800 E. College Pkwy.**  
**Carson City, NV 89706**





BLOCK 77

STREET

ROBINS

NOB HILL AVENUE

N80°51'00"E POB

22.10'

N08°57'31"W

98.80'

22.43'

S80°51'00"W

S09°09'00"E

98.80'

6

5

4

BLOCK 76

3

2

1

9

8

7

6

BLOCK 79

5

GRAPHIC SCALE  
SCALE IN FEET



DWG 30 0 30 60



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800 E. COLLEGE PKWY CARSON CITY, NEVADA 89706  
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EUREKA

EXHIBIT B

ROADWAY ABANDONMENT FOR  
A PORTION OF NOB HILL ROAD

EUREKA COUNTY

NEVADA

DATE: 10/12/05  
 SCALE: 1" = 30'  
 JOB NO. 6133.012  
 EXHIBIT B

# DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	204428
Book:	434
Page:	305-307
Date of Recording:	4-6-06
Notes:	

### 1. Assessor Parcel Number (s)

- a) 001-053-07
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

### 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm' Wind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 2700.00

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 11.70

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

### 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 Frances Gale Capacity \_\_\_\_\_

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

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Frances Gale

Address: Box 677

City: Eureka

State: NV Zip: 89316

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_