

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 00

204428

APN 001-053-07

GRANT BARGAIN AND SALE DEED

THIS INDENTURE made as of the 20TH 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 $\frac{1}{4}$ 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

N80°51'00"E POB

22.10'

6

N08°57'31"W

S09°09'00"E

5

NOB HILL AVENUE

98.80'

98.80'

BLOCK 76

3

22.43'

S80°51'00"W

2

BLOCK 79

1

6

7

8

9

GRAPHIC SCALE
SCALE IN FEET



DWG 30 0 30 60



LUMOS AND ASSOCIATES, INC.
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• MATERIALS TESTING

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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

1. Assessor Parcel Number (s)

- a) 001-053-07
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204428
Book: 434 Page: 305-307
Date of Recording: 4-6-06
Notes: _____

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'l/Ind'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: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)