

ASSESSOR'S PARCEL NOS:

007-340-02

007-220-03

WHEN RECORDED RETURN TO:

Wilson and Barrows, Ltd.

442 Court Street

Elko, Nevada 89801

SEND TAX STATEMENT TO:

Grantee at address below

BOOK 435 PAGE 91-95
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows Ltd
2006 APR 20 PM 3:29

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO.

FEES 18⁰⁰

204505

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells all right, title and interest in and to the following property in Eureka, State of Nevada, to the following Grantee:

Grantor: Donald E. Morrison and Alberta J. Morrison, spouses;
Address: P.O. Box 246
Eureka, NV 89316

Grantee: Donald E. Morrison and Alberta J. Morrison, and to their successors in trust, as Trustees of the Morrison Family Trust, a living, revocable trust;
Address: Eureka, NV 89316

Taking title as: as community property with the right of survivorship;

Estate conveyed: Fee simple;

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof by this reference)

TOGETHER WITH all other real property in which Grantor has any right, title and/or interest therein, if any, whether located within the State of Nevada, or outside the State of Nevada.

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Attorneys at Law
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Elko, Nevada 89801

TOGETHER WITH all buildings and improvements situate on all of the above described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

SUBJECT TO all of the terms and conditions of the Revocable Trust Agreement and Declaration of Trust dated the 6th day of **April, 2006**, (Trust Agreement) by and between Grantor as Trustor(s) and Grantee as Trustee(s), as hereafter amended from time to time.

SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter-vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of either Trustor which is transferred to this Trust shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.
3. A change in the identity or number of Trustees may be established of record by an affidavit made by a person with personal knowledge reciting the reason for change. In the case of the death of a Trustee then holding record title to Trust real estate, a certified copy of deceased Trustee's death certificate must be attached to the affidavit.
4. Any successor Trustee shall, by the act of appointment, be vested with the prior Trustee's title to all Trust property automatically and without conveyance from the prior Trustee(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of

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appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.

5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by the Trustor(s)' exercise of the power of revocation will automatically be deemed to be a full and unconditional reconveyance of all of the Trust property to the Trustor(s) exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor(s) entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed or other appropriate transfer document. No third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.
8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits to review the Trust Agreement then in effect, or other non-record events, or otherwise.

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GRANTOR:

DATED: April 6, 2006.

Donald E. Morrison
Donald E. Morrison, individually

DATED: April 6, 2006.

Alberta J. Morrison
Alberta J. Morrison, individually

Grantee hereby accepts the above conveyance.

GRANTEE:

DATED: April 6, 2006.

Donald E. Morrison
Donald E. Morrison, as Trustee of the
Morrison Family Trust, a living revocable
trust

DATED: April 6, 2006.

Alberta J. Morrison
Alberta J. Morrison, as Trustee of the
Morrison Family Trust, a living revocable
trust

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On April 6, 2006, personally appeared before me, a Notary Public, Donald E. Morrison and Alberta J. Morrison, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument, individually, and as Trustees of the Morrison Family Trust, a living, revocable trust.

Stewart R. Wilson
NOTARY PUBLIC

05120732.bjp
April 6, 2006



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Elko, Nevada 89801

EXHIBIT "A"

Parcel No. 1

Township 20 North, Range 53 East, M.D.B.&M.

Section 21: Lots 1, 2, 7, 8, 9 and 16, excepting that portion of Lot 7, Lot 2 and Lot 16, of Section 21 which lies West of State Highway 51 as presently constructed.

Section 22: Lots 1 and 2;

TOGETHER WITH all buildings and improvements situate thereon.

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 thereof.

TOGETHER WITH all farm equipment situate thereon and/or used in connection therewith.

APN: 007-340-02

Parcel No. 2

Township 21 North, Range 53 East, M.D.B.&M.

Section 10: W1/2.

TOGETHER WITH all buildings and improvements situate thereon.

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 thereof.

TOGETHER WITH all farm equipment situate thereon and/or used in connection therewith.

APN: 007-220-03

06030021rgb.wpd
April 19, 2006

204505

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-340-02
b) 007-220-03
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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: 435 Page: 91-95
Date of Recording: 4-20-06
Notes: Trust doc presented

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer of title to a trust,
Certificate of Trust presented.

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 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 _____ Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Mr. & Mrs. Donald Morrison
Address: P.O. Box 246
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Morrison Family Trust
Address: P.O. Box 246
City: Eureka
State: NV Zip: 89316

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

Print Name: Richard G. Barrows, Esq. Escrow #: _____
Address: Wilson and Barrows, Ltd., 442 Court Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED