

DOC # 0208056

02/20/2007

02:45 PM

Official Record

Recording requested By
JAMES M. COPENHAVER

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$16.00

Page 1 of 3

RPTT:

Recorded By: FES

Book- 0453 Page- 0030



APN: 005-410-14

Send tax statements to:

**Mr. And Mrs. James Wise
2004 East Canyon Place
Chandler, AZ 85249**

Recording requested by:

**James M. Copenhaver, P.C.
950 Idaho Street
Elko, NV 89801
(775) 738-1951**

GRANT, BARGAIN & SALE DEED

Official Record

Requested By
JAMES M COPENHAVER

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: RW RPTT:

APN: 005-410-14

Send Tax Statements To:
Mr. and Mrs. James Wise
2004 East Canyon Place
Chandler, AZ 85249

When recorded return to:
James M. Copenhaver, PC
950 Idaho Street
Elko, NV 89801



567678

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **EDNA E. HILDEBRAND, TRUSTEE of the HILDEBRAND SURVIVOR'S TRUST**, dated January 24, 2001, as Grantor, does hereby grant, bargain and sell an undivided 50% interest to **ANTHONY G. DIPIETRO**, an unmarried man, as Grantee, and to his heirs and assigns, forever, and an undivided 50% interest to **JAMES W. WISE and LONNA L. WISE**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Grantees, and to their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Eureka, State of Nevada, described as follows:

NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 29 North, Range 48 East
M.D.B.&M.

TOGETHER WITH any buildings or improvements located thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances as to an undivided 50% interest to the Grantee, an unmarried man, and his heirs and assigns, forever, and as to an undivided 50% interest to the Grantees, as joint tenants with right of survivorship and not as tenants in common, and their assigns, and the heirs and assigns of the survivor accordingly, forever.



0208056

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SIGNED this 29-07 day of January, 2007.

GRANTOR:

HILDEBRAND SURVIVOR'S TRUST, dated January 24, 2001

Edna E. Hildebrand
EDNA E. HILDEBRAND-TRUSTEE

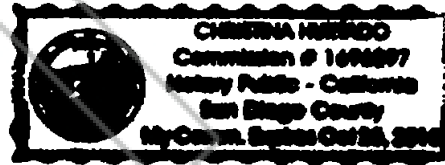
State of California
County of San Diego

On the 29th day of January, 2007, before me the undersigned Notary, personally appeared **EDNA E. HILDEBRAND** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Trustee of the **HILDEBRAND SURVIVOR'S TRUST** created January 24, 2001 and that by her signatures on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Christina Hildego
Signature of Notary

(Attach seal or stamp of Notary)



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-208056

02/20/2007 02:45 PM

Official Record

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Recording requested By
JAMES M COPENHAVER

Eureka County - NV
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: FES RPTT
Book- 0453 Page- 0030

1. Assessor Parcel Number (s)
a) 005-410-14
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/Vlnd'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property: \$ 9,914.00

Real Property Transfer Tax Due: \$ 0.00
(Tax is computed at \$1.95 per \$500 value)

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 7 Abstract of Trust Recreat
b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if certificate of trust is presented at the time of transfer.
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 _____ Capacity Grantor
Signature _____ Capacity Grantee

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: <u>Hildebrand Survivor's Trust</u>	Print Name: <u>Mr. and Mrs. James Wise and Anthony DiPietro</u>
Address: <u>910 Moody Drive</u>	Address: <u>2004 East Canyon Place</u>
City: <u>Escondido</u>	City: <u>Chandler</u>
State: <u>CA</u> Zip: <u>92027</u>	State: <u>AZ</u> Zip: <u>85249</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER.)
Print Name: James M. Copenhaver, P.C. Escrow # _____
Address: 950 Idaho Street
City: Elko State: NV Zip: 89801