

DOC # 0208057

02/20/2007

02 50 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- 0033



0208057

APN: 005-020-22

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 COPEHAVER

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 2 Fee: \$15.00

Recorded By: RW RPTT:

APN: 005-020-22

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

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:

SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 31 North, Range 48 East,
M.D.B.&M.

TOGETHER WITH 75% of all mineral rights held by grantor, reserving therefrom an easement of 30 degrees along all boundaries for ingress and egress with power to dedicate and except any and all oil rights, including the right of entry for exploration and production of oil or other carbohydrates.

RESERVING THEREFROM a right of way, with right of entry upon, over, under, along, across, and through the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line and/or laying, repairing, operating, and renewing any pipeline or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving the sole right to convey the rights hereby reserved.

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.

SIGNED this 31-07 day of January, 2007.

GRANTOR:

HILDEBRAND SURVIVOR'S TRUST, dated January 24, 2001

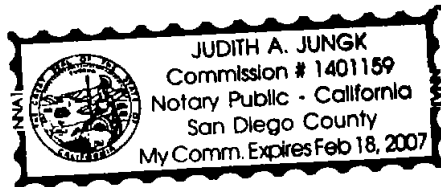
Edna E. Hildebrand
EDNA E. HILDEBRAND-TRUSTEE

State of California
County of San Diego

On the 31 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.

Judith A. Jungk
Signature of Notary



(Attach seal or stamp of Notary)

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-208057

02/20/2007 02:50 PM

Official Record

1. Assessor Parcel Number (s)
 a) 005-020-22
 b) _____
 c) _____
 d) _____

FOR
 Doc
 Ecci
 Date
 Nct:

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 JAMES M COPENHAVER
 Eureka County - NV
 Mike Rebaleati - Recorder
 Page 1 of 1 Fee: \$16.00
 Recorded By: FES RPTT:
 Book- 0453 Page- 0033

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | c) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Vnd'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) \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7 *Abstract of Trust Presented*
 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>	<u>BUYER (GRANTEE) INFORMATION</u>
(REQUIRED)	(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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)