

DOC # 0210535

09/04/2007

08:13 AM

Official Record

Recording requested By
DENNIS D. CUNNINGHAM

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT

Recorded By: FES

Book- 0462 Page- 0316

APN: 001-116-01
001-117-01
001-161-02

When Recorded, Mail to:
William M. O'Mara, Esq.
311 E. Liberty Street
Reno, Nevada 89501

Grantees' Address
Mail Tax Statements to:
Dennis D. Cunningham
285 Pompe Way
Reno, NV 89506



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 18 day of September, 2007,
by and between A. LYNEL CUNNINGHAM AND DIANA NELSON COX, TRUSTEES
OF THE REVOCABLE LIVING TRUST dated December 6, 2001, of Reno,
Nevada, Party of the First Part, and DENNIS D. CUNNINGHAM, an
unmarried man, of Reno, Nevada, Party of the Second Part.

W I T N E S S E T H:

That the Party of the First Part, for and in valuable
consideration to him in hand paid by the Party of the Second Part,
the receipt whereof is hereby acknowledged, does by these presents
grant, bargain, sell and convey unto the Party of the Second Part,
its heirs and assigns forever, all of the Trust's interest in that
certain lot in the County of Eureka, State of Nevada, more
particularly described as follows:

Lots 1, 2, and 3 in Block 62.

Also all that part of Block 70 more
particularly described as follow: Beginning at
the NW corner of Block 70, thence N. 81' 27'
E., along the North end line of Block 70, a

distance of 36.2 feet to the NE corner of Block 70; thence S. 8° 33' E., a distance of 50 feet along the east side line of Block 70 to a point; thence S. 81° 27' W., parallel with the north end line of Block 70 to a point on the west side line of Block 70; thence N. 2° 30' E., along the west side line of Block 70, a distance of 50 feet to the NW corner of Block 70, the place of beginning.

Also all that part of Block 32 more particularly described as follows: A strip of land in Block 32 (also referred to as Survey No. 95) starting at the NW corner of said Block or survey, and extending south a distance of 60 feet, said strip of land also extending east a distance of 100 feet, being further described as a strip of land 60 feet by 100 feet at the NW corner of Survey No. 95, in Block 32, of the Town of Eureka, State of Nevada, all as appears from the official plat of said Townsite of Eureka, County of Eureka, State of Nevada, on file in the office of the Eureka County Recorder, and approved by the U.S. General Land Office on November 19, 1937.

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

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

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/ / /

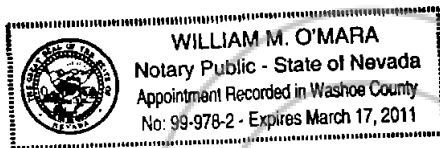
IN WITNESS WHEREOF, the Party of the First Part has
hereunto set his hand the day and year first above written.

A. Lynel Cunningham
A. LYNEL CUNNINGHAM

Diana Nelson Cox
DIANA NELSON COX

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

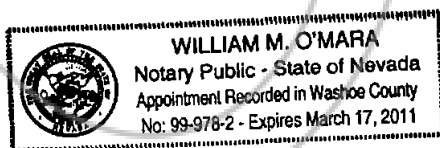
On this 1st day of September, 2007, before me,
William M. O'Mara, a Notary Public in and for the County and
State aforesaid, personally appeared A. LYNEL CUNNINGHAM,
personally known to me or proved to me on the basis of satisfactory
evidence, to be the person whose name is subscribed in and who
executed the foregoing instrument, and who acknowledged to me that
he executed the same freely and voluntarily and for the uses and
purposes therein mentioned.



William M. O'Mara
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 1st day of September, 2007, before me,
William M. O'Mara, a Notary Public in and for the County and
State aforesaid, personally appeared DIANA NELSON COX, personally
known to me or proved to me on the basis of satisfactory evidence,
to be the person whose name is subscribed in and who executed the
foregoing instrument, and who acknowledged to me that he executed
the same freely and voluntarily and for the uses and purposes
therein mentioned.



William M. O'Mara
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-210535

09/04/2007

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DENNIS D. CUNNINGHAM

1. Assessor Parcel Number(s)

- a) 001-116-01
b) 001-117-01
c) 001-1161-02
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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 40,000.00
(_____)
\$ _____
\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfer from Trust without consideration

5. Partial Interest: Percentage being transferred: _____ % Trust document presented

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 Dennis Cunningham Capacity Trustee
Signature Diana Nelson Capacity Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Trustees

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dennis Cunningham

Address: 285 Pompey Way

City: Reno

State: NV Zip: 89506

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

Print Name: William M. O'Mara, Esq. Escrow # N/A

Address: 311 E. Liberty Street

City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)