

DOC # 0211760

04/07/2008

04:37 PM

**Official Record**

Recording requested By  
DONNA RAY BAILEY

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$19.00

Page 1 of 6

RPTT:

Recorded By: FS

Book- 0471 Page- 0328

APN# 05-390-15, 05-570-02

Recording Requested by:

Name Donna Ray Bailey

Address HC 65 Box 20

City/State/Zip Carlin, NV 89822

~~Grant Bargain and Sale Deed~~  
(Title of Document)



0211760

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or printed.

# 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 the County of Eureka, State of Nevada, to the following Grantee:

**Grantor:** Donna Ray Bailey, a widow

**Address:** HC 65, Box 20, Carlin, Nevada 89822

**Grantee:** Donna Ray Bailey

**Address:** HC 65, Box 20, Carlin, Nevada 89822

**Taking title as:** Trustee of the Donna Ray Bailey Trust

**Estate conveyed:** Fee simple

**Legal description of property conveyed:**

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

SUBJECT TO all of the terms and conditions of the Revocable Trust Agreement and Declaration of Trust dated the 17<sup>th</sup> day of March, 2008, by and between Grantor as Trustor and Grantee as Trustee, as hereafter amended from time to time.

**SPECIAL TRUST PROVISIONS:**

1. This Deed is conveying title to the Trustee of a revocable, amendable, inter-vivos trust. The Grantee is the same person as the Grantor.
2. A change in the identity or number of Trustees may be 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 the deceased Trustee's death certificate must be attached to the affidavit.

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WILSON BARROWS & SALYER  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

Page 1 of 3

3. 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.
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 or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment.
5. 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 exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee to the Trustor entitled thereto.

DATED this 7 day of ~~March~~  
April, 2008.

GRANTOR:

Donna Ray Bailey  
Donna Ray Bailey

WILSON BARROWS & SALYER  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

Page 2 of 3

Grantee hereby accepts the above conveyance.

DATED this 7 day of ~~March~~  
April, 2008.

**GRANTEE:**

Donna Ray Bailey  
Donna Ray Bailey, as Trustee of the  
Donna Ray Bailey Trust

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

On April 7, 2008, personally appeared before me, a  
Notary Public, Donna Ray Bailey, personally known (or proved) to me to be the person  
whose name is subscribed to the above instrument who acknowledged that she  
executed the above instrument, individually, and as Trustee of the Donna Ray Bailey  
Trust.



NOTARY PUBLIC

08030283.wpd  
March 20, 2008



WILSON BARROWS & SALYER  
ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

Page 3 of 3



0211760

Book: 471 04/07/2008  
Page: 331 Page: 4 of 6

## LEGAL DESCRIPTION

Order No.: 07012136

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 32: SE1/4; NE1/4NW1/4; NW1/4NE1/4; S1/2NE1/4;  
E1/2SW1/4NW1/4; E1/2NE1/4SW1/4; NE1/4NE1/4;

Section 33: All;

EXCEPTING THEREFROM Parcel 1 and 2 as shown on that certain Parcel Map for Wallace Hale and Donna Ray Bailey filed in the office of the County Recorder of Eureka County, State of Nevada, on October 7, 1991, as File No. 137905.

PARCEL 2:

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: W1/2NW1/4;

Section 5: E1/2NE1/4;

PARCEL 3:

All right, title and interest in the following listed patented mining claims located in the Mineral Hill Mining District, described as follows:

The Red Jacket Consolidated Lode Mining Claim designated by the Surveyor General of the United States of America No. 4472, embracing a portion of Section 10 in Township 26 North, Range 52 East, M.D.B.&M., as fully described in Patent No. 873052 issued by the United States of America on July 19, 1922, and recorded January 17, 1966 in Book 9 of Official Records at Page 508 in the Office of the County Recorder of Eureka County, Nevada.

The Water Pipe Lode Mining Claim designated by the Surveyor General of the United State of America as Survey No. 4473, embracing a portion of Sections 3 and 10 in Township 26 North, Range 52 East, M.D.B.&M., as fully described in Patent No. 874295 issued by the United States of America on August 3, 1922.



0211760

Book 471 04/07/2008  
Page 332 Page 5 of 6

EXHIBIT

A

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, including but not limited to Permit No. 31072, Certificate 10563 and Permit No. 72436.

TOGETHER WITH all range and range right permits, including all so-called Taylor Grazing Privileges now used, held or enjoyed, or in any manner appurtenant to the above described real property, or to any part thereof.

TOGETHER WITH all buildings and improvements situate thereon.

08020361.jas  
February 21, 2008

WILSON BARROWS & SALYER  
ATTORNEYS AT LAW  
442 Court Street  
Elko, Nevada 89801

0211760 Book 471 04/07/2008  
Page: 333 Page: 6 of 6

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-211760

04/07/2008

04:37 PM

Official Record

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Recording requested By  
DONNA RAY BAILEY

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$19.00  
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1. Assessor Parcel Number (s)

a) 05-390-15  
b) 05-570-02  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

a) <input 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 checked="" 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)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: True Status

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 Donna Ray Bailey Capacity \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: DONNA Ray Bailey  
Address: HQ65 Box 20  
City: Carlin  
State: Nev. Zip: 89822

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)