

Official Record

Recording requested By
STEWART TITLE - ELY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

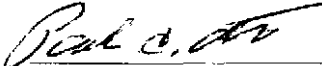
RPTT: \$510.90

Recorded By: FES

Book- 497 Page- 0388

APN: 001-051-04

Send Recorded Document to:

Kevin and Kimberly Russell
Po Box 1062
Eureka, NV 89316The undersigned does hereby affirm that
this document submitted for recording
does not contain a social security number.

Paul C Athey

1026367



0214619

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 3rd day of February, 2010, by and between
PAUL C. ATHEY and WENDY L. ATHEY, husband and wife, party of the first part and
hereinafter referred to as "Grantors," and ^{KR}KEVIN D. RUSSELL and KIMBERLY RUSSELL, husband
and wife as Joint Tenants with Full Rights of Survivorship, parties of the second part and hereinafter
referred to as "Grantees";

WITNESSETH:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00)
lawful money of the United States of America, and other good and valuable considerations, the
receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantee, and to
his heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and
being in the County of Eureka, State of Nevada, and bounded and particularly described as follows,
to-wit:

PARCEL 1:

Lots 1 and 2, Block 95, of the Town of Eureka, according to the official map thereof,
filed in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM all that portion of said land as conveyed to Eureka
County, a political subdivision of the State of Nevada, acting by and through its duly
elected and qualified Board of County Commissioners, by deed recorded October
30, 1989 in Book 205, Page 298, Official records of Eureka County, State of Nevada

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to Daniel R. Labarry and Karen L. Labarry, husband and wife, by deed recorded October 30, 1989 in Book 205, Page 304, Official records of Eureka County.

PARCEL 2:

All that certain piece of land situate in the Town of Eureka, County of Eureka, State of Nevada, being a portion of the railroad right of way between Blocks 94 and 95 as shown on the official map now on file in the office of the County Recorder, more particularly described as follows:

Commencing at the southwest corner of Block 78;
Thence South $80^{\circ}51'$ West, a distance of 46.45 feet to the northeast corner of Block 95;
Thence South $10^{\circ}31'$ East, a distance of 119.76 feet to the southeast corner of Block 95;
Thence South $32^{\circ}22'$ West, a distance of 16.82 feet;
Thence South $37^{\circ}08'$ West, a distance of 63.80 feet to the true point of beginning;
Thence South $11^{\circ}40'05''$ East, a distance of 33.00 feet;
Thence South $55^{\circ}04'24''$ West, a distance of 87.02 feet;
Thence North $29^{\circ}46'$ East, a distance of 25.00 feet;
Thence North $40^{\circ}51'$ East, a distance of 79.90 feet to the true point of the beginning.

PARCEL 3:

All that certain piece of land situate in the Town of Eureka, County of Eureka, State of Nevada, being a portion of Lot 3, Block 95 as shown on the official map now on file in the office of the County Recorder, more particularly described as follows:

Commencing at the southwest corner of Block 78;
Thence South $80^{\circ}51'$ West, a distance of 46.45 feet to the northeast corner of Block 95;
Thence South $10^{\circ}31'$ East, a distance of 100.00 feet to the Southeast corner of Lot 3, Block 95;
Thence South $79^{\circ}29'$ West, a distance of 47.50 feet to the true point of the beginning;
Thence South $79^{\circ}29'$ West, a distance of 117.94 feet;
Thence North $14^{\circ}38'$ West, a distance of 3.50 feet;
Thence North $74^{\circ}18'36''$ East, a distance of 74.78 feet;
Thence South $87^{\circ}20'19''$ West, a distance of 44.89 feet to the true point of the beginning.

Note: The above meets and bounds description appeared previously in that certain document recorded October 13, 2004, in Book 397, Pages 272-274, Document #193113



0214619

Book 497 02/24/2010
Page 389 Page 2 of 4

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and 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 said premises together with the appurtenances, unto the said Grantee, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.



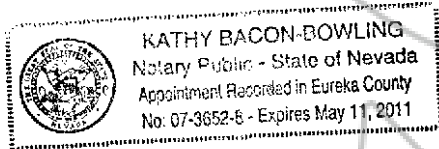
PAUL C. ATHEY



WENDY L. ATHEY

STATE OF NEVADA)
) ss.
COUNTY OF Eureka)

On the 3rd day of February, 2010, personally appeared before me, a Notary Public, PAUL C. ATHEY, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.




NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF Eureka)

On the 3rd day of February, 2010, personally appeared before me, a Notary Public, WENDY L. ATHEY, personally known or proved to me to be the person whose name is

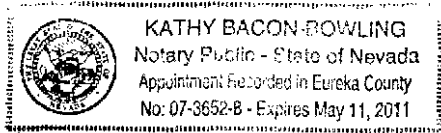


0214619

Book: 497
Page: 390

02/24/2010
Page: 3 of 4

subscribed to the above instrument who acknowledged that she executed the instrument.



Kathy Bacon-Bowling
NOTARY PUBLIC

COPY



0214619

Book 497
Page 391

02/24/2010
Page 4 of 4



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-051-04
b) _____
c) _____
d) _____

2. Type of Property

- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

	<u>\$131,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$131,000.00</u>
Real Property Transfer Tax Due:	<u>\$510.90</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Paul C. Athey Capacity: Grantor
Paul C. Athey

Signature: _____ Capacity: Grantee
Kevin Russell

SELLER (GRANTOR) INFORMATION

Print Name: Paul C. Athey
Address: P.O. Box 842
City/State/Zip Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

Print Name: Kevin Russell
Address: P.O. Box 1062
City/State/Zip Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada Escrow No 1026367-26
Address: 665 Campton Street
City Ely State: NV Zip 89315

STATE OF NEVADA
DECLARATION OF VALUERecording requested By
STEWART TITLE - ELY

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$17.00
Recorded By: FES RPTT: \$510.90
Book- 497 Page- 0388

1. Assessor Parcel Number(s)

- a) 001-051-04
 b) _____
 c) _____
 d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Family Residence
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$131,000.00)
 Transfer Tax Value \$131,000.00
 Real Property Transfer Tax Due: \$510.90

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____

Paul C. Athey

Capacity: Grantor

Signature: _____

Kevin Russell

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Paul C. Athey
 Address: P.O. Box 842
 City/State/Zip Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

Print Name: Kevin Russell
 Address: P.O. Box 1062
 City/State/Zip Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada Escrow No 1026367-26
 Address: 665 Campton Street
 City Ely State: NV Zip 89315