

DOC # 0214623

02/25/2010

01:21 PM

Official Record

Recording requested By
BOWLER DIXON & TWITCHELL LLP

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT:

Recorded By: FES

Book- 498 Page- 0006



APN: 001-038-07

WHEN RECORDED, MAIL TO:

Jordan M. Flake
Bowler Dixon & Twitchell LLP
400 N. Stephanie St., Suite 235
Henderson, Nevada 89014

MAIL TAX NOTICES TO:

Ian Hewitt, Trustee
Brenda Hewitt, Trustee
The Ian and Brenda Hewitt Revocable Trust
6659 Mammoth Cave Lane
Las Vegas, Nevada 89156

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed this 22nd day of February, 2010, by Ian Hewitt and Brenda Lee Hewitt, husband and wife, as grantors (the "Grantors"), whose address is 6659 Mammoth Cave Lane, Las Vegas, Nevada 89156, in favor of Ian Hewitt and Brenda Hewitt, or their successors, as trustees of the Ian and Brenda Hewitt Revocable Trust, under agreement dated February 22, 2010, as grantees ("Grantees") whose address is 6659 Mammoth Cave Lane, Las Vegas, Nevada 89156.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby Grant, Bargain, Sell and Convey to Grantees that certain real property (the "Property") located in Eureka County, Nevada, which is more particularly described as follows:

See legal description attached hereto as Exhibit "A"

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.

2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantors have executed this Deed in favor of Grantees as of the date first set forth above.

"Grantors"

Ian Hewitt

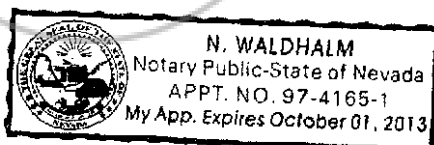
Ian Hewitt

Brenda Lee Hewitt

Brenda Lee Hewitt

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

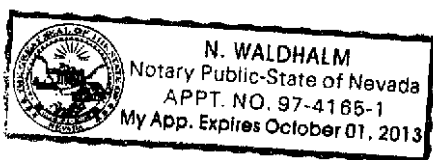
On this 22nd day of February, in the year 2010, before me, N. Waldhalm personally appeared **Ian Hewitt** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



N. Waldhalm
NOTARY PUBLIC

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

On this 22nd day of February, in the year 2010, before me, N. Waldhalm personally appeared **Brenda Lee Hewitt** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



N. Waldhalm
NOTARY PUBLIC

EXHIBIT "A"

Legal Description

LOTS 4, 5, 6, 7, 8, AND 9 IN BLOCK 17 AS SHOWN ON THE PLAT OF THE TOW OF EUREKA FILE IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA. APN 001-038-07

EXCEPTING THEREFROM ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED DECEMBER 19, 1947, IN BOOK 23, PAGE 226, DEED RECORDS, EUREKA COUNTY, NEVADA.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSION OR REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.

TOGETHER WITH THE 1989 KIT 13' X 56' MOBILE HOME, SERIAL NUMBER L8926M20SN11544.

APN: 001-038-07

More commonly known as: 351 Wittenburg Street, Eureka, Nevada



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STATE OF NEVADA
DECLARATION OF VALUE

Official Record

*Cert. of Trust Presented*Recording requested By
BOWLER DIXON & TWITCHELL LLP

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: FES RPTT:
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1. Assessor Parcel Number(s)

- a) 001-038-07
 b) _____
 c) _____
 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 _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property

\$ -0-

b) Deed in Lieu of Foreclosure Only (value of property)

(-0-

c) Transfer Tax Value

\$ -0-

d) Real Property Transfer Tax Due

\$ -0-

4. If Exemption Claimed:

a) Transfer Tax Exemption per NRS 375.090, Section 07b) Explain reason for Exemption: Transfer to or from a trust without consideration.

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 parties agree that 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 Ian Hewitt Capacity Seller/GrantorSignature Ian Hewitt Capacity Buyer/Grantee/TrusteeSELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ian Hewitt
 Address: 6659 Mammoth Cave Lane
 City: Las Vegas
 State: NV Zip: 89156

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ian and Brenda Hewitt Revocable Trust
 Address: 6659 Mammoth Cave Lane
 City: Las Vegas
 State: NV Zip: 89156

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

Print name: Bowler Dixon & Twitchell LLP Escrow #: _____
 Address: 400 N. Stephanie St., Suite 235
 City: Henderson State: NV Zip: 89014

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)