

APN: 006-320-03; 006-340-03; 007-050-01; 007-050-02;
007-050-03; 007-200-49

**Mailing Address of Grantee or Other Person Requesting
Recording:**

Wilson Barrows & Salyer
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Name: Wilfred R. and Barbara Bailey, Trustees
Address: P.O. Box 66
City/State/Zip: Eureka, Nevada 89316

DOC# 0216530

12/10/2010

03:21PM

Official Record

Recording Requested By
WILSON BARROWS & SALYER

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$45.00

Page: 001 of 007

RPTT: \$0.00

Recorded By FS

Book- 0511 Page- 0093



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Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Joanna M. Brown

Legal Secretary

Name

Title

Signature

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

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

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: WILFRED R. BAILEY and BARBARA BAILEY

Grantee: WILFRED R. BAILEY and BARBARA BAILEY as trustees of the BAILEY FAMILY TRUST, a living, revocable trust;

Taking title as: community property with the right of survivorship;

Estate conveyed: fee simple;

Legal description of property conveyed:

See Exhibit A attached hereto

TOGETHER WITH all other real property in which Grantors have any right, title and/or interest therein, if any, whether located within the State of Nevada, or outside the State of Nevada.

TOGETHER WITH all buildings and improvements situate on all of the above described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

SUBJECT TO all of the terms and conditions of the Revocable Trust Agreement and Declaration of Trust dated **January 9, 2008** ("Trust Agreement") by and between Grantors as Trustors and Grantees as Trustees, as thereafter amended from time to time.

SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter-vivos trust.

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



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2. In spite of this conveyance, any and all community property which is transferred to this Trust shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of either Trustor which is transferred to this Trust shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.
3. A change in the identity or number of Trustees may be established of record by an affidavit or certification 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 deceased Trustee's death certificate must be attached to the affidavit or certification.
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(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.
5. 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.
6. 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(s) exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor(s) entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed or other appropriate transfer document. No third party is required or allowed to go behind



the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.

8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits or certifications above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits or certifications to review the Trust Agreement then in effect, or other non-record events, or otherwise.

GRANTORS:

DATED: December 10, 2010

Wilfred R. Bailey
WILFRED R. BAILEY, individually

DATED: December 10, 2010

Barbara Bailey
BARBARA BAILEY, individually

Grantees hereby accept the above conveyance.

GRANTEE:

DATED: December 10, 2010

Wilfred R. Bailey
WILFRED R. BAILEY, as Trustee of the
Bailey Family Trust, a living revocable trust

DATED: December 10, 2010

Barbara Bailey
BARBARA BAILEY, as Trustee of the
Bailey Family Trust, a living revocable trust

[NOTARIZATION ON FOLLOWING PAGE]

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

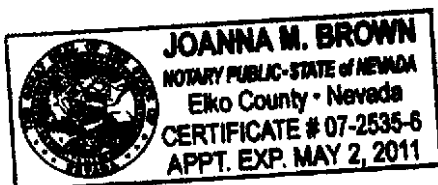


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STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On December 10, 2010, personally appeared before me, a Notary Public, **WILFRED R. BAILEY** and **BARBARA BAILEY**, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument, individually, and as Trustees of the **BAILEY FAMILY TRUST**, a living, revocable trust.




NOTARY PUBLIC

This Acknowledgment is attached to a
Grant, Bargain and Sale Deed
dated December 10, 2010.

10/20/21.jmb.wpd

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

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EXHIBIT A

Parcel One

Township 23 North, Range 52 East, M.D.B.&M.

Section 1: Lot 1 of the NE $\frac{1}{4}$, and Lot 3 of the NW $\frac{1}{4}$;

Section 2: SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$;

Township 24 North, Range 52 East, M.D.B.&M.

Section 25: SE $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 36: All of the S $\frac{1}{2}$; all of the NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Township 24 North, Range 53 East, M.D.B.&M.

Section 30: Lots 3 and 4 of SW $\frac{1}{4}$

Together with all Federal range rights used in conjunction therewith.

Parcel Two

Township 21 North, Range 53 East, M.D.B.&M.

Section 6: A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ more particularly described as follows:

Commencing at the NE corner of said Section 6, thence S. 0°01'39" E., 4334.71 feet along the East line of said Section 6 to Corner No. 1, the true point of beginning,

Thence continuing S. 0°01'39" E. 346.67 feet along the said East line of Section 6 to the SE corner of said Section 6, being Corner No. 2,

Thence West, 274.67 feet along the South line of said Section 6 to Corner No. 3,

Thence N. 1°32'36" W., 196.17 feet to an existing fence corner, being Corner No. 4,

Thence N. 61°42'48" E., 317.73 feet to Corner No. 1, the point of beginning containing 1.73 acres more or less.

[DESCRIPTION CONTINUES ON FOLLOWING PAGE]

WILSON BARROWS & SALYER
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442 Court Street
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The following paragraphs apply to Parcel One and Parcel Two described above:

Together with all water, water rights, rights to the use of water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future.

Together with all oil and mineral rights whether present or future.

Together with all improvements situate thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

(a) 006-320-03; 006-340-03

(b) 007-050-01; 007-050-02

(c) 007-050-03; 007-200-49

(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: 7

b. Explain Reason for Exemption: A transfer to 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 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 [Signature] Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Wilfred R. Bailey

Address: P.O. Box 66

City: Eureka

State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Wilfred R. Bailey, Trustee

Address: P.O. Box 66

City: Eureka

State: Nevada Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows & Salyer Escrow # _____

Address: 442 Court Street

City: Elko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



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