

Official Record

Recording requested By
STEWART TITLE-ELYEureka County - NV
Mike Rebaleati - RecorderFee: \$16.00 Page 1 of 3
RPTT: \$97.50 Recorded By: FES
Book- 0511 Page- 0300

APN 01-096-07

GRANTEE'S ADDRESS:

P. O. Box 832
Eureka, NV 89316EXECUTOR'S DEED

THIS INDENTURE, made the 23rd day of December, 2010, by and between TIMOTHY LUJAN, duly appointed, qualified and acting Executor of the Estate of CALVIN BEVERIDGE, Deceased, Also Known as George W. Brown, an unmarried man Grantor, and GEORGE BROWN, Grantee;

W I T N E S S E T H:

That Grantor, by virtue of the Order Confirming Sale made and entered by the SEVENTH JUDICIAL DISTRICT COURT of the STATE OF NEVADA, in and for the COUNTY OF EUREKA, in the case entitled "IN THE MATTER OF THE ESTATE OF CALVIN BEVERIDGE, DECEASED", being Case No. PR0910-189, and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, to him in hand paid by the Grantee, the receipt whereof is hereby expressly acknowledged, does hereby grant and convey unto said Grantee and to his heirs and assigns forever, all right, title and interest of Decedent at the time of his death, and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in and to that certain real property situate in the County of Eureka, State of Nevada and more particularly described as follows:

PARCEL 1:

A portion of Lot 3, in Block 55 as follows:

Beginning at the SW corner of Lot 3, in Block 55;

Thence North 11°43' West, a distance of 41.40 feet to a point on the west sideline of Lot 3;

Thence North 78°17' East, a distance of 82.39 feet to a point on the westerly highway r/w line;

Thence South 28°24'50" West, a distance of 54.04 feet to a point on the south sideline of Lot 3;

Thence South 78°17' West, a distance of 47.69 feet to the SW corner of Lot 3, the place of beginning.

And

Lots 4, 5 and 6 in Block 55 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.

PARCEL 2:

Lot 1 in Block 55 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, Nevada, by deed recorded May 28, 1992, in Book 234, Page 524, Official Records of Eureka County, Nevada.

PARCEL 3:

A portion of Lot 2, in Block 55, as follows:

Beginning at the southeast corner of said Lot 2, proceed South 50°47' West, a distance of 25.84 feet;

Thence North 19°29'15" West, a distance of 70.99 feet;

Thence North 88°41' West, a distance of 27.05 feet;

Thence South 18°26' East, a distance of 52.67 feet to the true point of beginning.

....
....
....

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereon.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto said Grantee and to his heirs and assigns forever.

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



TIMOTHY LUJAN
Executor for the Estate of
CALVIN BEVERIDGE, Deceased

STATE OF NEVADA)
COUNTY OF WHITE PINE) SS.

On this 23rd day of December, 2010, personally appeared before me, a Notary Public in and for said County and State, TIMOTHY LUJAN, known to me to be the person described in and who executed the foregoing Executor's Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-096-05 & 01-096-07
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) (\$25,000.00)
Transfer Tax Value \$25,000.00
Real Property Transfer Tax Due: \$97.50

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:

Timothy Lujan
Timothy Lujan, duly appointed, qualified and acting Executor of the
Estate of Calvin Beveridge, Deceased

Capacity:

Signature:

George W. Brown

Capacity:

SELLER (GRANTOR) INFORMATION

Print Name: Estate of Calvin Beveridge,
Deceased
Address: P.O. Box 151105
City/State/Zip Eureka, NV 89315

BUYER (GRANTEE) INFORMATION

Print Name: George W. Brown
Address: P. O. Box 832
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 1034425-27
Address: 665 Campton Street
City Ely State: NV Zip 89315



STATE OF NEVADA

DECLARATION OF VALUE

Recording requested By
STEWART TITLE-ELY

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee \$16.00
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Timothy Lujan, duly appointed, qualified and acting Executor of the
 Estate of Calvin Beveridge, Deceased

Signature:

Capacity:

George W. Brown
 George W. Brown

SELLER (GRANTOR) INFORMATION

Print Name: Estate of Calvin Beveridge,
 Deceased
 Address: 2 Reno Road
 City/State/Zip Ely NV 89301

BUYER (GRANTEE) INFORMATION

Print Name: George W. Brown
 Address: P. O. Box 832
 City/State/Zip Eureka, NV 89316

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