DOC # 0216647

Official Record Recording requested By STEWART TITLE-ELY

Eureka County - NV Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3 RPTT-\*\$97.50 Recorded By: FES Book- 0511 Page 0300

### EXECUTOR'S DEED

APN 01-096-07

P. O. Box 832 Eureka, NV 89316

GRANTEE'S ADDRESS:

THIS INDENTURE, made the  $23^{-20}$ day of 116CEMBER 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;

## WITNESSETH:

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

Tinothe Lyan

STATE OF NEVADA

) ) SS.

COUNTY OF WHITE PINE

On this 33 day of vectors., 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.

White Pine County - Namedo CERTIFICATE # 89-2407-17 APPT. EXP. JAN. 31, 2013

NOTARY PUBLIC

| STATE OF NEVADA<br>DECLARATION OF VALUE   |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| 1. Assessor Parcel Number(s) a) 001-096-05 & 01-096-07 b) c)  |  |  |  |  |  |  |
| d)  | \ \  |  |  |  |  |  |
| 2. Type of Property   | \ \  |  |  |  |  |  |
| a) X Vacant Land b) Singl   | e Family Residence   |  |  |  |  |  |
| c) Condo/Twnhse d) 2-4 P  | lex  |  |  |  |  |  |
| e) Apartment Bldg. f) Com   | mercial/Industrial   |  |  |  |  |  |
| g) Agricultural h) Mobi   | e Home   |  |  |  |  |  |
| i) Other  |  |  |  |  |  |  |
| Total Value/Sales Price of Property   | \$25,000.00  |  |  |  |  |  |
| Deed in Lieu of Foreclosure Only (Value of  | Property) ()   |  |  |  |  |  |
| Transfer Tax Value  | \$25,000.00  |  |  |  |  |  |
| Real Property Transfer Tax Due:   | . \$97.50  |  |  |  |  |  |
| 4. If Exemption Claimed:  |  |  |  |  |  |  |
| a. Transfer Tax Exemption, per NRS 375  | 5.090, Section:  |  |  |  |  |  |
| b. Explain Reason for Exemption:  | d: 100 %   |  |  |  |  |  |
| <ol><li>Partial Interest: Percentage being transferre</li></ol>   | u. 100 //  |  |  |  |  |  |
| NRS 375.110 that the information provided is con-<br>be supported by documentation if called upon<br>Furthermore, the disallowance of any claimed ex-<br>may result in a penalty of 10% of the tax due plus | eller shall be jointly and severally liable for any  |  |  |  |  |  |
| Signature.  | oupuoity.  |  |  |  |  |  |
| Timothy Lujan, duly appo<br>Estate of Calvin Beveridge,   | inted, qualified and acting Executor of the Deceased   |  |  |  |  |  |
| Signature:  | Capacity:  |  |  |  |  |  |
| George W. Brown   |  |  |  |  |  |  |
|   | THE RESERVE TO BE A SECOND TO BE A S |  |  |  |  |  |
| SELLER (GRANTOR) INFORMATION  | BUYER (GRANTEE) INFORMATION  |  |  |  |  |  |
| Estate of Calvin Beveridge, Print Name: Deceased  | George W. Brown Print Name:  |  |  |  |  |  |
| Address: P.O. B. 151105   | Address: P. O. Box 832   |  |  |  |  |  |
| City/State/Zip & N. 85315   | City/State/Zip Eureka, NV 89316  |  |  |  |  |  |
|   |  |  |  |  |  |  |
| Company Name: Stewart Title of Nevada   | ORDING (required if not the Seller or Buyer)  Escrow No 1034425-27   |  |  |  |  |  |
| Address: 665 Campton Street   | 200001110 1001120 27   |  |  |  |  |  |
|   | State: NV Zip 89315  |  |  |  |  |  |
| City <u>Ely</u>   | Olate. 117 Zip 00010   |  |  |  |  |  |



# DOC # DV-216647

01/14/2011 Official Record

Recording requested By

## STATE OF NEVADA **DECLARATION OF VALUE**

| 1.        | Ass                                 | esso   | r Parcel Nu        | ımber(s)     |  |                      |                                     |  | STEWHA   | I IIILE-ELY         | ٩  |                     |
|-----------|-------------------------------------|--|--------------------|--------------|--|----------------------|-------------------------------------|--|--|---------------------|--|---------------------|
|           | a)                                  |  | 1-096-05 &         |              | ,  |                      |                                     |  |  | Eureka Co           | ount   | y – <b>N</b> V      |
|           | þ)                                  |  |                    |              |  | _                    |                                     |  | Mike   | Rebaleat            | i\-  | Recorder            |
|           | c)                                  |  |                    |              |  | <del></del>          |                                     |  | Page 1   | of 2                | Fe   | e \$16.00           |
|           | d)                                  |  | _                  |              |  |                      |                                     |  |  | ed By. FES          |  | FT: <b>\$</b> 97,50 |
| 2.        |                                     |  | Property           | _            | $ egin{array}{c} $   |                      | e a b                               |  | BOOK-  | 0511 <b>Page</b> -  | <b>U3UU</b>  | \                   |
|           | a)                                  | X  | Vacant La          | nd           | b)   | _                    | Family Reside                       | nce  | The same of the sa |                     | \  | \                   |
|           | c)                                  |  | Condo/Tw           | nhse         | d)   | 2-4 Ple              | ex                                  |  | -  |                     | \  | \                   |
|           | e)                                  |  | Apartment          | Bldg.        | f)   | Comm                 | ercial/Industria                    |  | The Real Property lies, the Re |                     | The same of the sa | /                   |
|           | g)                                  |  | Agricultura        | al           | h)   | Mobile               | Home                                |  |  |                     | Table Control of the last of t | . 1                 |
|           | i)                                  |  | Other              |              |  |                      |                                     | The state of the s | N  |                     |  |                     |
| 3.        | Tot                                 | al Va  | alue/Sales F       | Price of Pro | perty  |                      |                                     |  | \$2  | 5,000.00            |  |                     |
|           | D                                   | eed i  | in Lieu of F       | oreclosure   | Only (Va   | llue of P            | roperty) (                          |  | _\   |                     | )  |                     |
|           | T                                   | ransf  | er Tax Valu        | ıe           |  |                      | <                                   |  | \$2  | 5,000.00            |  |                     |
|           | R                                   | eal F  | roperty Tra        | insfer Tax   | Due:   | 1                    | . \                                 | -  |  | \$97.50             |  |                     |
| <u>4.</u> | If E                                |  | ption Clair        |              |  |                      |                                     |  |  |                     |  |                     |
|           | a.                                  |  |                    |              |  | RS 375.              | 090, Section:                       |  | /_   |                     |  |                     |
|           | b.                                  |  | xplain Rea         |              |  | -                    | 400 0/                              |  |  |                     |  |                     |
| 5.        | Pai                                 | rtial II   | nterest: Pe        | rcentage t   | eing tran  | sterred              | 100 %                               | -  |  |                     |  |                     |
| Γhe       | i ind                               | tersio   | nned declai        | res and ac   | knowledo   | des. und             | der penalty of p                    | periury, p   | ursuar   | it to NRS 3         | 375.0  | 060 and             |
| NR.       | S 37                                | 5.11   | 0 that the in      | nformation   | provided   | is corre             | ect to the best of                  | of their in  | format   | ion and bel         | lief, :  | and can             |
| эe        | sup                                 | porte  | d by docu          | umentation   | if calle   | d upon               | to substantia                       | ate the i  | nforma   | ation provi         | ded  | herein.             |
| ur        | ther                                | more   | , the disallo      | owance of    | any clair  | ned exe              | emption or other                    | er determ  | ination  | of additio          | nai i  | ax due,             |
| па<br>Уш  | y res<br>rema                       | uit ir<br>nt to  | NRS 375            | 01 10% OF U  | Buver a  | ie pius i<br>ind Sel | nterest at 1% p<br>ler shall be j   | ointly a   | nd sev   | verally lial        | ble  | for any             |
|           |                                     |  | mount ow           |              | Duyu. u  |                      |                                     | <b>,</b>   |  | •                   |  | •                   |
| S         | ion                                 | ature  | . \                | 1            |  |                      | ) )                                 | Capacit  | v:   |                     |  |                     |
| page 1    |                                     |  |                    | thy Luia     | n duly   | annoin               | ted, qualified                      |  | -  | Executor            | of   | the                 |
|           | -                                   | and the same of th |                    |              |  |                      | Deceased                            | a server en  |  |                     |  |                     |
| 1         | and the same of                     | . 4  | a                  | N            | The state of the s | _                    | / /                                 | Conneit  |  |                     |  |                     |
|           | igna                                | ature  |                    | leorge.      |  | own                  |                                     | Capacit  | у:   |                     |  |                     |
|           |                                     |  | Geo                | rge W. Bro   | own  |                      |                                     |  |  |                     |  |                     |
| c         | :E11                                | ED   | (GRANTO            | INFO         | RMATIC   | N                    | BUYER (G                            | RANTE  | F) INF   | ORMATI              | ON   |                     |
| 2         |                                     |  |                    | of Calvin    | 7.   |                      | BOTERTO                             | George   |  |                     | <del></del>  |                     |
| F         |                                     |  |                    |              | Devellug   | С,                   |                                     | 200190   |  | Q IIII              |  |                     |
| ١.        | rint                                | Nam  | e: Decea           | ased         |  |                      | Print Name:                         |  |  |                     |  |                     |
| N         | Print<br>Addre                      |  |                    | X            | ROAC   | )                    | Print Name:<br>Address:             | P. O. B  | ox 832   | <br>}               |  |                     |
| - 7       | \ddre                               | ess:   |                    |              | ROAC<br>893  |                      |                                     |  |  |                     |  |                     |
| Ċ         | Addre<br>City/S                     | ess:<br>State  | Zip Erd            | NV           | 893  | 0)                   | Address:<br>City/State/Zip          | Eureka   | , <b>N</b> V 8   | 9316                | Buv  | er)                 |
| <u>c</u>  | Addre<br>City/S<br><b>OM</b>        | ess:<br>State<br>PAN   | Zip Ziy<br>Y/PERSO | NV           | SSTING   | O)<br>RECO           | Address: City/State/Zip RDING (requ | Eureka   | , NV 8<br>ot the   | 9316                | Buy  | <u>er)</u>          |
| <u>c</u>  | Addre<br>Dity/S<br><b>OM</b><br>Dom | ess:<br>State<br>PAN<br>pany   | Zip Erd            | N REQUI      | SSTING<br>itle of Ne   | O)<br>RECO           | Address: City/State/Zip RDING (requ | Eureka   | , NV 8<br>ot the   | 9316<br>Seller or I | Buy  | <u>er)</u>          |