

APN: 01-012-23
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

Recording Requested By:

Talk Legal Docs
9617 Villa Spring Cove
Sandy, UT 84070

After Recording, Mail To:

Anna Otegui, Trustee
4437 Red Blossom Circle
West Valley City, UT 84120

Send Subsequent Tax Bills To:

Anna Otegui, Trustee
4437 Red Blossom Circle
West Valley City, UT 84120
Phone: (801) 955-1284

DOC # 0219224

12/15/2011

02:48 PM

Official Record

Recording requested By
ANNA OTEGUI

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT

Recorded By: FES

Book- 526 Page- 0282



0219224

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

ANNA OTEGUI, a widow,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

ANNA OTEGUI, as Trustee of THE A.O. TRUST, U/A dated November 15, 2011, the GRANTEE,

Whose mailing address is 4437 Red Blossom Circle, West Valley City, UT 84120;

All of the following described real estate situated in the County of Eureka, State of Nevada:

Parcel A-9 as shown on that certain Parcel Map for WILLIAM D. MILES and DAVID A. PASTORINO filed in the Office of the County Recorder of Eureka County, State of Nevada, on July 8, 1992, as File No. 141573, being a portion of SE1/4NE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM, all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials in and under said land, reserved by the United State of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

Per NRS 111.312 – The Legal Description appeared previously in the Grant, Bargain and Sale Deed, recorded on May 7, 1997, as Document No. 166794, in Book 308, Page 22, Eureka County, Nevada.

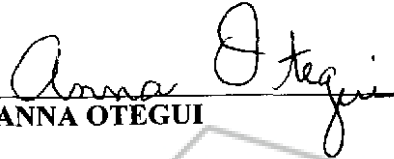
MORE commonly known as: 570 Nob Hill Avenue, Eureka, NV 89316.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 15th day of November, 2011.


ANNA OTEGUI

STATE OF UTAH

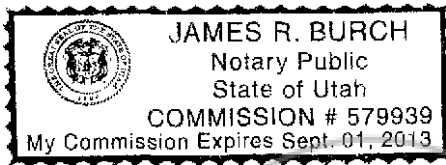
)

) ss.

COUNTY OF SALT LAKE

)

On this 15th day of November, 2011, personally appeared before me ANNA OTEGUI, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.

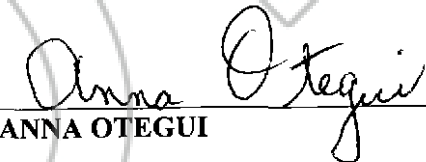




NOTARY PUBLIC

My commission expires: 09-01-13

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.


ANNA OTEGUI

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-219224

12/15/2011

02 48 PM

Official Record

1. Assessor Parcel Number(s):

a. 01-012-23

b. _____

c. _____

d. _____

Recording requested By
ANNA OTEGUI

Eureka County - NV

Mike Rebaleati - Recorder

2. Type of Property:

a. ☐ Vacant Land

b. ☒ Single Fam. Res.

c. ☐ Condo/Townhouse

d. ☐ 2-4 Plex

e. ☐ Apt. Bldg

f. ☐ Comm'l/Ind'l

g. ☐ Agricultural

h. ☐ Mobile Home

☐ Other: _____

Page 1 of 1 Fee \$15.00

Recorded By FES RPTT

FOR

Book: _____

Page- 0282

Date of Recording: _____

Notes: _____

3. a. Total Value /Sales Price of Property:

\$ 0.00

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

(0.00)

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due:

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfer to a revocable, inter-vivos trust for the benefit of the Grantor, without consideration.

5 Partial Interest: Percentage being transferred: **100 %**

The undersigned declare and acknowledge, 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: Anna Otegui Capacity: Grantor

Signature: Anna Otegui Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Anna Otegui

Address: 4437 Red Blossom Circle

City: West Valley City

State UT

Zip: 84120

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anna Otegui, as Trustee of
The A.O. Trust

Address: Same as Grantor

City: Same as Grantor

State: Same as Grantor Zip: Same as Grantor

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

Print Name: Anna Otegui

Address: 4437 Red Blossom Circle

City: West Valley City

State, ZIP UT, 84120

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