

APN: 002-034-13
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
801.876.0788

After Recording, Mail To:

Joseph M. and LuDonna Oakes, Trustees
2805 Ella Street
West Jordan, UT 84088

Send Subsequent Tax Bills To:

Joseph M. and LuDonna Oakes, Trustees
2805 Ella Street
West Jordan, UT 84088

DOC # 0219477

01/30/2012

09:39 AM

Official Record

Recording requested By
JOSEPH M & LUDONNA OAKES-TRUSTEES

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: FES

Book- 527 Page- 0362



0219477

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

JOSEPH M. OAKES and LUDONNA OAKES,

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

JOSEPH M. OAKES and LUDONNA OAKES, as co-Trustees of THE OAKES FAMILY TRUST, U/A dated January 26, 2012, the GRANTEE,

Whose mailing address is 2805 Ella Street, West Jordan, UT 84088;

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

LOT 2, BLOCK 16, CRESCENT VALLEY RANCH AND FARMS, UNIT 1

Per NRS 111.312 - The Legal Description appeared previously in the Deed, recorded on December 22, 2004, as Document No. 194660, in Book 402, Page 191, Eureka County Records, Eureka County, Nevada.

MORE commonly known as: 4063 Eureka Street, Crescent Valley, NV 89821.

SUBJECT TO: 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.

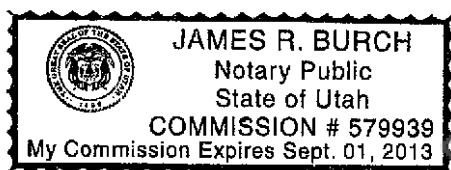
Dated this January 26, 2012.

Joseph M Oakes
JOSEPH M. OAKES

Ludonna Oakes
LUDONNA OAKES

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 26th day of January, 2012, personally appeared before me JOSEPH M. OAKES and LUDONNA OAKES, the signer of the foregoing instrument who duly acknowledged to me that they executed the same.



James R. Burch
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.

Joseph M Oakes
JOSEPH M. OAKES

Ludonna Oakes
LUDONNA OAKES



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-219477

01/30/2012

09:39 AM

Official Record

1. Assessor Parcel Number(s):

a. 002-034-13

b. _____

c. _____

d. _____

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JOSEPH M & LUDONNA OAKES-TRUSTEES

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: FES RPTT:

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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: _____

FOR RECO.

Book: _____ Page: _____
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: Joseph M Oakes Capacity: Grantor

Signature: Joseph M Oakes Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joseph M. Oakes and Ludonna Oakes

Address: 2805 Ella Street

City: West Jordan

State: Utah

Zip: 84088

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph M. Oakes and Ludonna Oakes
as co-Trustees of The Oakes Family 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: Talk Legal Docs

Address: 9890 South 300 West

City: Sandy

State, ZIP: Utah 84070

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