

APN: 2-034-12; 002-034-07

**DOC# 220224**

04/09/2012

04:01PM

**Official Record**

Requested By  
WILSON BARROWS SALYER JONES

**Eureka County - NV**

**Mike Rebaletti - Recorder**

Page: 1 of 5 Fee: \$18.00

Recorded By FS RPTT: \$0.00

Book- 0530 Page- 0354



0220224

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

Wilson | Barrows | Salyer | Jones  
442 Court Street  
Elko, Nevada 89801

**Mail Tax Statements to:**

Name: William T. Drenon, Trustee, et al.  
Address: P.O. Box 211085  
City/State/Zip: Crescent Valley, Nevada 89821

**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 | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

# 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 Eureka County, Nevada, to the following Grantee:

**Grantor:** WILLIAM T. DRENON  
VICKI D. DRENON

**Grantee:** WILLIAM T. DRENON and VICKI D. DRENON, Trustees of the  
DRENON 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:**

**PROPERTY IN EUREKA COUNTY, NEVADA, SEE EXHIBIT A ATTACHED**

## **SPECIAL TRUST PROVISIONS:**

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

---

**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271



220224

Book: 530 04/09/2012  
Page: 355 2 of 5

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.

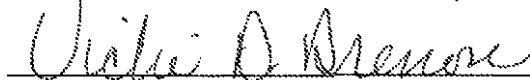
5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by 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 above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits to review the Trust Agreement then in effect, or other non-record events, or otherwise.

**GRANTORS:**

DATED: March 30, 2012

  
WILLIAM T. DRENON, individually

DATED: March 30, 2012

  
VICKI D. DRENON, individually

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 2 of 4



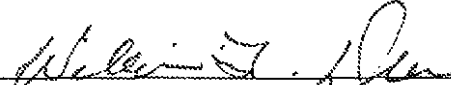
220224

Book: 530 04/09/2012  
Page: 356 3 of 5


Grantees hereby accept the above conveyance.

**GRANTEE:**

DATED: March 30, 2012


  
\_\_\_\_\_  
**WILLIAM T. DRENON**, as Trustee of the Drenon  
Family Trust, a living revocable trust

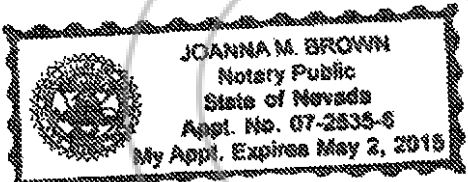
DATED: March 30, 2012

  
\_\_\_\_\_  
**VICKI D. DRENON**, as Trustee of the Drenon  
Family Trust, a living revocable trust

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

On March 30, 2012, personally appeared before me, a Notary Public, **WILLIAM T. DRENON** and **VICKI D. DRENON**, 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 Drenon Family Trust, a living, revocable trust.

  
\_\_\_\_\_  
NOTARY PUBLIC



# EXHIBIT A

## PARCEL 1

Lot 9, Block 16, of Crescent Valley Ranch & Farms Unit No. 1.

APN: 2-034-12

SUBJECT TO the covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way or record, if any.

TOGETHER WITH all buildings and improvements situated 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.

## PARCEL 2

Lot 5, Block 16, of Crescent Valley Ranch & Farms Unit No. 1, 4057 Eureka Avenue.

APN: 002-034-07

SUBJECT TO the covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way or record, if any.

TOGETHER WITH all buildings and improvements situated 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.

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.

12030361.shj

**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

Page 4 of 4



220224

Book: 530 04/09/2012  
Page: 358 5 of 5

STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-220224

04/09/2012

04:01PM

Official Record

Requested By  
WILSON BARROWS SALYER JONES

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$18.00

Recorded By FS

PRTT: \$0.00

- 1. Assessor Parcel Number(s)
  - a. 2-034-12
  - b. 002-034-07
  - c.
  - d.

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" 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 type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. 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 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 [Signature] Capacity: Attorney

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: William T. Drenon, et al  
 Address: P.O. Box 211085  
 City: Crescent valley  
 State: Nevada Zip: 89821

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: William T. Drenon,Trstee,et al  
 Address: P.O. Box 211085  
 City: Crescent Valley  
 State: Nevada Zip: 89821

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

Print Name: Wilson Barrows Salyer Jones  
 Address: 442 Court Street  
 City: Eiko

Escrow # \_\_\_\_\_  
 State: Nevada Zip: 89801