

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

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

DOC# 220464

05/17/2012

11:09AM

Official Record

Requested By

WILSON BARROWS SALYER JONES

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 7

Fee: \$20.00

Recorded By FS

RPTT: \$0.00

Book- 0532 Page- 0014



0220464

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.

Michelle A. Quintero

Legal Secretary

Name

Title


Signature

Title of Document Recorded:

Corrective Grant, Bargain and Sale Deed

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

CORRECTIVE GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 9th day of May, 2012, by and between WILLIAM T. DRENON and VICKI D. DRENON, husband and wife, Grantor, and WILLIAM T. DRENON and VICKI D. DRENON as TRUSTEES OF THE DRENON FAMILY TRUST, A LIVING, REVOCABLE TRUST, established in 2012, Grantee,

WITNESSETH:

WHEREAS, as of the 30th day of March, 2012, Grantor executed and delivered that certain Grant, Bargain And Sale Deed which was recorded on April 9, 2012, in Book 530, Official Records, Page 354 in the Office of the Eureka County Recorder, Eureka, Nevada, and

WHEREAS, the Deed described the property as that certain real property situate in the County of Eureka, State of Nevada more particularly described as follows, to-wit:

(See Exhibit "A" attached hereto and made a part hereof by reference)

WHEREAS, an error was made in the description of "Parcel 1", as set forth in Exhibit A, conveyed by such Deed, and

WHEREAS, a Deed correcting the erroneous description is necessary or advisable,

NOW THEREFORE, 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 B ATTACHED

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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 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: May 9, 2012


WILLIAM T. DRENON, individually


DATED: May 9, 2012


VICKI D. DRENON, individually


Grantees hereby accept the above conveyance.

GRANTEE:

DATED: May 9, 2012


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

DATED: May 9, 2012


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

[NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

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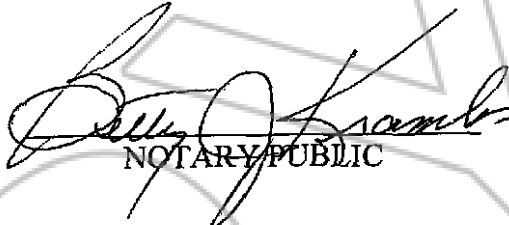
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STATE OF NEVADA,)
COUNTY OF Bureau) SS.

On May 9, 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

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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.

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EXHIBIT B

PARCEL 1

Lot 8, 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.

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