

DOC # 0220465

05/18/2012

01:32 PM

Official Record

Recording requested By
ERIC M MORLEY ESQ

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$19.50

Recorded By: FES

Book- 532 Page- 0021

APN: 005-080-40

Send Tax Statements To:

Gary and Cindy Armknecht
Unit 2, Box 14
Beowawe, NV 89821



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 15th day of May, 2012, by and between JAMES KLINE and JAMES KLINE, duly appointed Guardian of the Person and Estate of HELEN KLINE, husband and wife, Grantors; and GARY ARMKNECHT and CINDY ARMKNECHT, husband and wife, Grantees;

WITNESSETH:

WHEREAS on May 3, 2012, the District Court of the Fourth Judicial District, State of Nevada, in and for the County of Elko, entered an Order for Confirmation of Sale of Real Property; a certified copy of said Order was recorded May 7, 2012, as document number 0220335, Official Records, Eureka County Records Office; and

WHEREAS, pursuant to said Order for Confirmation of Sale, the Guardian is instructed and authorized to execute and deliver this Deed to Grantees as described above.

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NOW THEREFORE, Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants with the right of survivorship, and to the heirs, executors, administrators and assigns of the survivor forever, all that certain real property situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Township 31 North, Range 49 East, M.D.B.&M.

Section 14: NE $\frac{1}{4}$ NE $\frac{1}{4}$;

EXCEPTING THEREFROM 25% of all oil, gas, oil shales, coal and other hydrocarbons and other valuable minerals as reserved by RUBY LAND CORPORATION in Deed recorded May 5, 1960 in Book 25, Page 396, Deed records Eureka County, Nevada.

FURTHER EXCEPTING AND RESERVING THEREFROM unto J.H. HENION 25% of all oil, gas oil shales, coal and hydrocarbons, and other valuable minerals as reserved in Deed recorded May 5, 1960, in Book 25, Page 396, Deed Records, Eureka County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantees, as joint tenants with right of survivorship, and to the heirs, executors, administrators and assigns of the survivor forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the
day and year first hereinabove written.

James Kline
JAMES KLINE

HELEN KLINE

By: *James Kline*
JAMES KLINE, duly appointed Guardian
of the Person and Estate of HELEN KLINE

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 15th day of May, 2012, personally appeared before me, a Notary
Public, JAMES KLINE, in his individual capacity and as Guardian of the Person and Estate
of HELEN KLINE, known or proved to me to be said person, who acknowledged that he
executed the foregoing instrument.

Janyce E. Jenkins
NOTARY PUBLIC
Commission Expires _____



State of Nevada Declaration of Value

DOC # DV-220465

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1. Assessor Parcel Number(s)

- a) 005-080-40
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property:

\$ 5,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 5,000.00

Real Property Transfer Tax Due: \$ 19.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

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 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 Eric M Morley Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James & Helen Kline
Address: P.O. Box 553
City: Carlin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gary & Cindy Armknecht
Address: Unit 2, Box 14
City: Beowawe
State: NV Zip: 89821

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____

Address: 687 6th Street, Suite 1

City: Elko State: NV Zip: 89801

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