

When Recorded Return to:

Marvel & Kump, Ltd.

P. O. Box 2645

Elko, NV 89803

Mail Tax Statements to:

Ronald A. Bloom

1033 Point View Street

Los Angeles, CA 9801

APN: 005-170-04

DOC# 223575

12/19/2012

01:13PM

Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 5

Fee: \$43.00

Recorded By FS

RPTT: \$0.00

Book- 0546 Page- 0018



0223575

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 10th day of December, 2012, by and between **ALLEN R. CARMEN and SHERRILL A. CARMEN**, Trustees of **THE ALLEN R. AND SHERRILL A. CARMEN (LIVING) TRUST** dated **June 30, 2004**; **DANIEL P. KLAHN**, a married man dealing with his sole and separate property; and, **JOANNA C. WESLER**, a married woman dealing with her sole and separate property, "Grantors"; and **RONALD A. BLOOM**, a married man as his sole and separate property, "Grantee."

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said Grantee and to his heirs, executors, administrators, successors and assigns forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Township 30 North, Range 48 East, M.D.B. & M.

Section 3: ALL

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

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

MARVEL & KUMP, LTD.

Attorneys at Law

217 Idaho Street

Elko, NV 89801

775-738-9881

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee and to his heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

THE ALLEN R. AND SHERRILL A. CARMEN (LIVING) TRUST

By: Allen R. Carmen
ALLEN R. CARMEN, Trustee

By: Sherrill A. Carmen
SHERRILL A. CARMEN, Trustee

Daniel P. Klahn
DANIEL P. KLAHN

Joanna C. Wesler
JOANNA C. WESLER

SEE ATTACHED ACKNOWLEDGEMENT

DEC 10 2012

MARVEL & KUMP, LTD.

Attorneys at Law

217 Idaho Street

Elko, NV 89801

775-738-9881



223575

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Page: 19 2 of 5

SEE ATTACHED CERTIFICATE

STATE OF California)
COUNTY OF Los Angeles)SS.

On December 11, 2012, personally appeared before me, a Notary Public, **ALLEN R. CARMEN, Trustee of THE ALLEN R. AND SHERRILL A. CARMEN (LIVING) TRUST**, personally known to me or proven to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument.

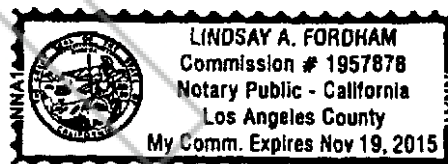
Lindsay A. Fordham
NOTARY PUBLIC



STATE OF California)
COUNTY OF Los Angeles)SS.

On December 11, 2012, personally appeared before me, a Notary Public, **SHERRILL A. CARMEN, Trustee of THE ALLEN R. AND SHERRILL A. CARMEN (LIVING) TRUST**, personally known to me or proven to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.

Lindsay A. Fordham
NOTARY PUBLIC



STATE OF _____)
COUNTY OF _____)SS.

On _____, 2012, personally appeared before me, a Notary Public, **DANIEL P. KLAHN**, a married man, personally known to me or proven to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument.

NOTARY PUBLIC

MARVEL & KUMP, LTD.
Attorneys at Law
217 Idaho Street
Elko, NV 89801
775-738-9881



STATE OF California)
)SS.
COUNTY OF Los Angeles

On 12th DEC, 2012, personally appeared before me, a Notary Public, **JOANNA C. WESLER**, a married woman, personally known to me or proven to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.

Rita Shalla
NOTARY PUBLIC



MARVEL & KUMP, LTD.
Attorneys at Law
217 Idaho Street
Elko, NV 89801
775-738-9881

**CALIFORNIA ALL-PURPOSE CERTIFICATE
OF ACKNOWLEDGMENT**

State of California
County of ALAMEDA

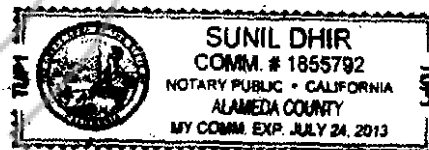
On DEC 10 2012 before me, **SUNIL DHIR, NOTARY PUBLIC**

personally appeared DANIEL P KATHAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

[Signature]
Signature of Notary



Optional Information

Date of Document: DEC 10 2012

Type or Title of Document: DEED

Number of Pages in Document: 2

Document in a Foreign Language: _____

Type of Satisfactory Evidence:

- ☐ Personally known with Paper Identification
☐ Paper Identification
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee
☐ Power of Attorney
☐ CEO/CFO/COO
☐ President/Vice-President/Secretary/Treasurer
☐ Other: _____

Other Information



Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-170-04
- b) _____
- c) _____
- d) _____

FOR RECORDER'S

Page: 1 of 1

Fee: \$43.00

Document/Instrum

Recorded By FS

PRTT: \$0.00

Book _____

Page _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☒ Vacant Land
- b) ☐ Single Family Residence
- c) ☐ Condo/Twnhse
- d) ☐ 2-4 Plex
- e) ☐ Apartment Bldg.
- f) ☐ Commercial/Industrial
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other _____

3. a. Total Value/Sales Price of Property

\$0.00

b. Deed in Lieu of Foreclosure Only (Value of Property)

(_____)

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: 4

Transfer of title from one joint tenant to remaining joint tenant with no consideration

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

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 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:

The Allen R and Sherrill A Carmen Living Trust

Capacity:

Grantor

Signature:

Ronald A. Bloom

Capacity:

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Allen R. Carmen, Trustee

Address: 17421 Marlin Pl

City/State/Zip: Van Nuys CA 1406

BUYER (GRANTEE) INFORMATION

Print Name: Ronald A. Bloom

Address: 1033 Point View Street

City/State/Zip: Los Angeles, CA 90035

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title Company
Northeastern Division

Escrow No 1050334-23Address: 810 Idaho StreetCity ElkoState: NVZip 89801