

APN#: 007-200-51
RPTT: \$2,340.00

Recording Requested By:
Western Title Company
Escrow No.: 055052-CAL
When Recorded Mail To:
Craig Benson and Kathryn Benson
HC 62 Box 62132
Eureka, NV 89316

Mail Tax Statements to: (deeds only)
same as above

DOC# 223652

01/16/2013

11:37AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 4 Fee: \$42.00
Recorded By FS RPTT: \$2,340.00
Book- 0546 Page- 0288



0223652

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Carrie Lindquist

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James A. Benson and Debra J. Benson, Trustees of The Benson Family 2008 Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Craig Benson and Kathryn Benson, , husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Eureka, County of Eureka State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/14/2013



223652

Book: 546 01/16/2013
Page: 289 2 of 4

The Benson Family 2008 Trust


James A. Benson, Trustee


Debra J. Benson, Trustee

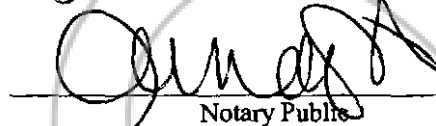
STATE OF NEVADA

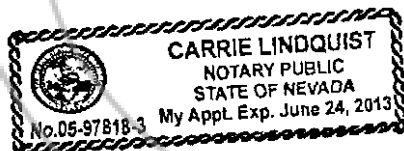
COUNTY OF Clark } ss

This instrument was acknowledged before me on

January 14, 2013

by James A & Debra J. Benson


Notary Public



223652

Book: 546 01/16/2013
Page: 290 3 of 4

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 4: Lots 7 and 8; S1/2NW1/4;

PARCEL 2:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 4: SW1/4;

EXCEPTING THEREFROM all petroleum, oil and gas in or under said land, reserved by the United States of America in patents recorded July 25, 1962, Book 25, Page 250 and 251, Deed Records of Eureka County, Nevada.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any said lands, included but not limited to the following Water Permits:

18978 (that portion applicable to the above real property)

18979 (that portion applicable to the above real property)

42019

42020

39552

39554

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.

TOGETHER WITH all pivots, motors, pumps, panels and other equipment situate upon, or used in conjunction with the aforesaid real property which shall include:

- 2 Lockwood pivot sprinklers
- 2 pumps
- 1 100 horse power GE electric motor
- 1 100 horse power Newman electric motor
- 2 Electric Panels
- 2 Plastic Drip Oilers

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Parties, as community property with right of survivorship and not as tenants in common, and to the heirs and assigns of said Second Parties forever, and to the survivor of them, and to the heirs, executors, administrators and assigns of the survivor.

File No.: 01415-1309
Preliminary Report NVC

Page 3 of 6



223652

Book: 546 01/16/2013
Page: 291 4 of 4

STATE OF NEVADA DECLARATION OF VALUE

DOC# DV-223652

01/16/2013

11:37AM

1. Assessor Parcel Number(s)

a) 007-200-51

Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$42.00

Recorded By FS

PRIT: \$2,340.00

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 _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____

Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$600,000.00

\$600,000.00

\$2340.00

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 exception, 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 375.020, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Benson Family 2008 Trust

Address: 2750 Hwy 50 East

City: Carson City

State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Craig Benson and Kathryn Benson

Address: HC 62 Box 62132

City: Eureka

State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 055052-CAL

Address: Carson Office

2310 S. Carson St, Suite 5B

City/State/Zip: Carson City, NV 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)