

DOC # 0223775

02/04/2013

01:54 PM

Official Record

Recording requested By
GOICOECHEA, DIGRAZIA, COYLE &

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: FES

Book- 547 Page- 0151



0223775

APN: 002-018-02 &
002-043-01

**Recording Requested By
and Return to:**

Goicoechea, Di Grazia,
Coyle & Stanton, Ltd.
530 Idaho Street
Elko, Nevada 89801

Grantee's Address/

Mail tax statement to:

1224 Wawona Street
San Francisco, CA 94116-3049

The undersigned affirms that
this document does not contain
a social security number.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 30th day of
January, 2013, by and between **ANGELA POLGAR** by **VANESSA
POLGAR SONNE**, her attorney in fact, Grantor, and **ANGELA POLGAR, AS
TRUSTEE OF THE POLGAR FAMILY LIVING TRUST DATED JUNE 24, 1995,**
A PORTION, Grantee.

W I T N E S S E T H:

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby
grant, bargain, sell and convey unto said Grantee, and to the assigns, and the
heirs, executors, and administrators of the Grantee, forever, all those certain lots,
pieces, or parcels of land situate, lying and being in the County of Eureka, State
of Nevada, and more particularly described as follows:

Lot 13 in Block 20, and Lot 4 in Block 24, as shown on the map of
CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, filed in the
office of the County Recorder of Eureka County, Nevada, on April 6,
1959.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

EXCEPTING, any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons.

RESERVING, THEREFROM, a right of way ten feet in width along all boundaries of lot with right of entry upon, over, under, along, across, and through said right of way for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and renewing, any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving the sole right to convey the rights hereby reserved.

TOGETHER WITH all buildings 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.

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

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

IN WITNESS WHEREOF, the Grantor have executed this deed the day and year first hereinabove written.

GRANTOR:


ANGELA POLGAR by **VANESSA**
POLGAR SONNE, her attorney in fact

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
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530 IDAHO STREET - P.O. BOX 1358
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Page 2 of 3



0223775

Book: 547 02/04/2013
Page: 152 Page: 2 of 3

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco } SS.

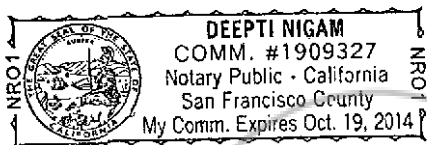
On 01-30-2013, before me, DEEPTI NIGAM, Notary Public,

personally appeared VANESSA POLGAR SONNE, 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.

WITNESS my hand and official seal.



Deepti Nigam
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

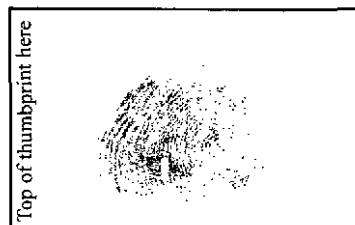
DESCRIPTION OF ATTACHED DOCUMENT

Grant, bargain & sale deed
TITLE OR TYPE OF DOCUMENT
3
NUMBER OF PAGES
01-30-2013
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



0223775

Book: 547
Page: 153

02/04/2013
Page: 3 of 3

State of Nevada
Declaration of Value

DOC # DV-223775

02/04/2013

01:54 PM

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Eureka County - NV

Date

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Notes

Page 1 of 1 Fee: \$16.00

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Book- 547 Page- 0151

1. Assessor Parcel Number(s)

a) 002-018-02

b) 002-043-01

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:

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 8

(Tax is computed at \$1.95 per \$500 value)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer to a trust without consideration

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 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 Kenny Watson

Capacity agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Vanessa Polgar Sonne

Address: 1224 Wawona Street

City: San Francisco

State: CA 94116-3049

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Polgar Family Trust A

Address: 1224 Wawona Street

City: San Francisco

State: CA 94116-3049

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Goicoechea, DiGrazia, Coyle & Escrow # 8

Address: 530 Idaho St. Stanton

City: Eureka State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)