

07/24/2013

01:04 PM

**Official Record**Recording requested By  
COPENHAVER & MCCONNELL PC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT.

Recorded By: FES

Book- 552 Page- 0099



APN's: Parcel No.1: 007-200-08  
Parcel No. 2:007-200-70

Send tax statements to:

Leora A. Betschart - Trustee  
Joseph L. Rand Decedents Trust  
HC 62 Box 62141  
Eureka, NV 89316-9601

When recorded return to:

Copenhaver & McConnell, PC  
950 Idaho Street  
Elko, NV 89801

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **LEORA A. BETSCHART**, as Trustee of the **JOSEPH L. RAND DECEDENTS TRUST** dated October 17, 2008, as Grantor does hereby covey and quitclaim forever to **PATTI E. BENSON**, a married woman, as her sole and separate property, as Grantee, and to her heirs, personal representative and assigns forever, all of the Grantor's right, title and interest in and to the property located in Eureka County, Nevada and more particularly described as follows:

Parcel No. 1:

Lots 1 & 2; S $\frac{1}{2}$  NE $\frac{1}{4}$  Section 2, Township 21 North, Range 53 East, M.D.B.&M. (162.79 acres more or less).

Together with water rights Application Number (Permit Number) 22922 (7875); 36321 (10136); 36322 (10137).

APN: 007-200-08

Parcel No. 2:

E $\frac{1}{2}$  Section 11, Township 21 North, Range 53 East, M.D.B.&M. (320 acres more or less).

Together with water rights Application Number (Permit Number) 77673 (None); 21428 (6722).

APN: 007-200-70

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto

belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH: All Grantor's right, title or interest in any and all water and water rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all licenses, easements, structures and devices incidental to, used or relating to the utilizations of such water and water rights and applying such water and water rights to beneficial use; and, for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; including but not limited to water and water rights appurtenant to said lands or any portion thereof under Application (Permit Numbers) as set forth above.

TOGETHER WITH any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon lands administered by the United States Department of Agriculture, Forest Service, or the Bureau of Land Management based upon, appurtenant to or used in connection with the real property or any portion thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantee, as her sole and separate property and to her heirs, personal representative and assigns, forever.

SIGNED this 16<sup>th</sup> day of July, 2013.

**GRANTOR:**

JOSEPH L. RAND DECEDENTS TRUST  
dated October 17, 2008

  
**LEORA A. BETSCHART-Trustee**

State of Nevada  
County of Elko

This instrument was acknowledged before me on the 10<sup>th</sup>  
day of July, 2013, by **LEORA A. BETSCHART** as the Trustee of  
the JOSEPH L. RAND DECEDENTS TRUST dated October 17, 2008.

Kelli Strickland  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

Official Record

*(Certificate of Trust Reviewed FES)*  
 Recording requested By  
 COPENHAVER & MCCONNELL PC

## FOR RECC

Document/I

Book: \_\_\_\_\_

Date of Rec \_\_\_\_\_

Notes: \_\_\_\_\_

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00

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## 1. Assessor Parcel Number (s)

a) 007-200-08

b) 007-200-70

c) \_\_\_\_\_

d) \_\_\_\_\_

## 2. Type of Property:

a) Vacant Land

c) Condo/Twnhse

e) Apt. Bldg.

g) ☒ Agricultural

i) Other

b) Single Fam Res.

d) 2-4 Plex

f) Comm'l/Ind'l

h) Mobile Home

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 0.00

\$

\$ 0.00

\$ 0.00

## 4. If Exemption Claimed:

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

b. Explain Reason for Exemption: A transfer from a trust without consideration.

## 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: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: Grantor

Capacity: Grantor

## SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rand Decedents Trust

Address: HC 62 Box 62140

City: Eureka

State: NV Zip: 89316

(REQUIRED)

Name: Patti E. Benson

Address: HC 62 Box 62141

City: Eureka

State: NV Zip: 89316

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Copenhaver &amp; McConnell, PC

Escrow #

Address: 950 Idaho Street

City: Elko

State: Nevada

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)