

Official Record

Recording requested By  
COPENHAVER & MC CONNELL PC

Eureka County - NV  
Mike Rebaleati - Recorder

Fee \$16.00 Page 1 of 3  
RPTT: Recorded By FES  
Book- 555 Page- 0040



APN #: 007-240-02

Send tax statements to:

Patti E. Benson  
Hay Stax West  
HC 62 Box 62134  
Eureka, NV 89316

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 AND ELLEN M. RAND REVOCABLE LIVING TRUST** dated May 9, 1996, as Grantor, does hereby convey and quitclaim forever to **PATTI E. BENSON**, a married woman as her sole and separate property, as Grantee, and to her successors and assigns, forever, all of the Grantors' right, title and interest in and to the property located in Eureka County, Nevada and more particularly described in Exhibit "A" attached hereto.

APN: 007-240-02

This metes and bounds description was last recorded on May 20, 1996, at Book 295 Page 003 as File # 161910 of the Official Records of the Eureka County Recorder, Eureka County, Nevada.

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.

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, and her successors and assigns, forever.

Dated this 6<sup>th</sup> day of September, 2013.

**GRANTOR:**

JOSEPH L. RAND AND ELLEN M. RAND  
REVOCABLE LIVING TRUST dated May 9, 1996

  
**LEORA A. BETSCHART-Trustee**

State of Nevada  
County of Elko

This instrument was acknowledged before me on the 6<sup>th</sup>  
day of September, 2013 by **LEORA A. BETSCHART** as the Trustee of  
the JOSEPH L. RAND AND ELLEN M. RAND REVOCABLE LIVING TRUST dated  
May 9, 1996.

  
NOTARY PUBLIC



EXHIBIT "A"

T. 21 N., R. 53 E., MDB&M 07-240-02

Section 1: A parcel of land located in the  $W\frac{1}{2}SW\frac{1}{2}$  of said Section, more particularly described as follows:

Commencing at the SW Corner of said Section 1, thence N.  $0^{\circ}12'00''$  E., 33.00 feet along the West line of said Section 1, to Corner No. 1 the true point of beginning being on the northerly right of way of 11th Street; thence continuing N.  $0^{\circ}12'00''$  E., 1407.97 feet along the west line of said Section 1, to Corner No. 2; thence from a tangent bearing  $3.0^{\circ}12'00''$  W., on a curve, to the left with a radius of 1330.13 feet, through a central angle of  $59^{\circ}24'47''$  for an arc length of 1379.28 feet, to Corner No. 3; thence S.  $0^{\circ}02'29''$  W., 261.10 feet to Corner No. 4, a point on the northerly right of way of 11th Street; thence N.  $89^{\circ}37'31''$  W., 654.02 feet along the northerly line of 11th Street to Corner No. 1, the point of beginning.



0224868

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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-224868

09/16/2013 01:03 PM

Official Record

FOR RECORD  
Document/Tr

*Certificate Trust presented*  
Recording requested By  
COPENHAVER & MC CONNELL PC *JES*

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) 007-240-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a) Vacant Land
- b) x Single Fam Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/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) \$ 0.00  
Transfer Tax Value: \$ 0.00  
Real Property Transfer Tax Due: \$ 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: \_\_\_\_\_ Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: Grantor

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED) (REQUIRED)  
Print Name: Joseph L. Rand and Ellen M. Rand Revocable Living Trust Name: Patti E. Benson  
Address: HC 62 Box 62141 Address: HC 62 Box 62134  
City: Eureka City: Eureka  
State: NV Zip: 89316-9601 State: NV Zip: 89316-

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Copenhaver & McConnell, PC Escrow #  
Address: 950 Idaho Street  
City: Elko State: Nevada Zip: 89801