

APN 005-390-15
005-570-02
009-120-02

mail tax statements to
Ray Bailey HC 65 Box
18 Carlin NV
89822

TITLE PAGE

DOC # 0227725

08/29/2014

09:25 AM

Official Record

Recording requested By
RAY BAILEY

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$45.00

Page 1 of 7

RPTT:

Recorded By: LH

Book- 569 Page- 0152



0227725

Trustee's Distribution Deed & Bill of Sale

DOCUMENT TITLE

Ray Bailey

REQUESTED BY

Trustee's Distribution Deed and Bill of Sale

THIS DEED, made and entered into this 29 day of August 2014, by and between RAY BAILEY, as Trustee of the DONNA RAY BAILEY TRUST, Grantor, and RAY BAILEY, in his individual capacity, Grantee;

RECITALS:

1. DONNA RAY BAILEY (Trustor) created the DONNA RAY BAILEY TRUST (Trust), a revocable, living trust, that is governed by the *Amended Revocable Trust Agreement* dated March 16, 2010 (Agreement), and funded the Trust with her separate property.
2. RAY BAILEY (Trustee) is the child of Trustor and the sole beneficiary of the Trust on the death of Trustor.
3. Trustor died on June 24, 2014, survived by Trustee. See Certificate of Death attached hereto as Exhibit A.
4. At the time of Trustor's death, the Trust was still in existence and funded and Trustee was the sole Trustee of the Trust.
5. At the time of Trustor's death, all Trust assets (Assets) were the sole and separate property of Trustor.
6. The Agreement provides that upon the death of Trustor, the Trust terminates and the Trustee shall wind up the affairs of the Trust, pay all expenses of Trustor and the Trust, and distribute the entire remaining Trust Estate to the sole Beneficiary: RAY BAILEY.



WITNESSETH:

In accordance with the Agreement, Grantor does hereby grant, bargain, sell and convey all present and future right, title and interest of Trustee and the Trust unto:

RAY BAILEY, a married man, as his sole and separate property

and to his heirs and assigns, in and to all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

(See Exhibit B attached hereto and made a part hereof by this reference)

TOGETHER WITH all the water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, and all other means for the diversion or use of waters appurtenant to said property or any part thereof, together with all the stockwatering rights used or enjoyed in connection with the use of any said lands, including but not limited to Permit 72436, Permit 82286, Application 83882 and a portion of Proof # 00305 consisting of 208.40 harvest acres, in the Humboldt River Decree, Case # 2804.

TOGETHER WITH all range and range right permits, including BLM permit Authorization Number 2703465 and all so-called Taylor Grazing Privileges now used, held or enjoyed, or in any manner appurtenant to the above described real property, or to any part thereof.

TOGETHER WITH the Bar Over HB brand registered with the Nevada Department of Agriculture as Brand No. T-16967.

TOGETHER WITH all cattle branded with the Bar Over HB brand described in the previous paragraph.

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.

DATED this 29 day of August 2014



RAY BAILEY, as Trustee of
the Donna Ray Bailey Trust

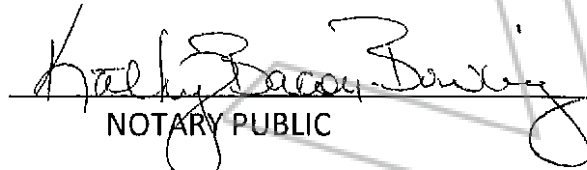
[NOTARIZATION APPEARS ON FOLLOWING PAGE]



STATE OF NEVADA,)
) ss.
COUNTY OF EUREKA.)

This instrument acknowledged before me on the 29th day of August 2014, by RAY BAILEY, as Trustee of the Donna Ray Bailey Trust.




NOTARY PUBLIC

14080103.te.eb.wpd
August 15, 2014

[ATTACHED TO TRUSTEE'S DISTRIBUTION DEED DATED AUGUST ____, 2014]

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed JUNE 26, 2014

State File No. 2014-05901

DECEDENT - LEGAL NAME DONNA RAY BAILEY			
SEX FEMALE	SOCIAL SECURITY NUMBER	AGE 76 YEARS	DATE OF BIRTH FEBRUARY 11, 1938
BIRTHPLACE GREELEY, COLORADO		PLACE OF RESIDENCE PINE VALLEY, NEVADA	
MARITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (If wife, maiden name) WAS DECEDENT EVER IN U.S. ARMED FORCES? NO	
FATHER - NAME DONALD MILLER			BIRTHPLACE COLORADO
MOTHER - MAIDEN NAME EDNA DOWNEY			BIRTHPLACE COLORADO
METHOD OF DISPOSITION CREMATION		FUNERAL SERVICE LICENSEE DAVID C. FARNSWORTH	
NAME AND ADDRESS OF FUNERAL FACILITY FARNSWORTH MORTUARY, JEROME, IDAHO			
DATE OF DEATH JUNE 24, 2014	TIME OF DEATH 11:45 A.M.	CITY, TOWN OR LOCATION OF DEATH TWIN FALLS, IDAHO	COUNTY OF DEATH TWIN FALLS
CAUSE OF DEATH (underlying cause last) a. LUNG CANCER METASTATIC			Approximate Interval Between Onset and Death 1 YEAR
b. DUE TO (or as a consequence of):			
c. DUE TO (or as a consequence of):			
d. DUE TO (or as a consequence of):			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER KEN C. ROMNEY, M.D.		TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			



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This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: JUNE 26, 2014

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



LEGAL DESCRIPTION

Order No.: 07012136

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

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 32: SE1/4; NE1/4NW1/4; NW1/4NE1/4; S1/2NE1/4;
E1/2SW1/4NW1/4; E1/2NE1/4SW1/4; NE1/4NE1/4;

Section 33: All;

EXCEPTING THEREFROM Parcel 1 and 2 as shown on
that certain Parcel Map for Wallace Hale and Donna
Ray Bailey filed in the office of the County Recorder
of Eureka County, State of Nevada, on October 7, 1991,
as File No. 137905.

PARCEL 2:

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: W1/2NW1/4;

Section 5: E1/2NE1/4;

PARCEL 3:

All right, title and interest in the following listed patented
mining claims located in the Mineral Hill Mining District,
described as follows:

The Red Jacket Consolidated Lode Mining Claim designated by the
Surveyor General of the United States of America No. 4472,
embracing a portion of Section 10 in Township 26 North, Range
52 East, M.D.B.&M., as fully described in Patent No. 873052
issued by the United States of America on July 19, 1922, and
recorded January 17, 1966 in Book 9 of Official Records at Page
508 in the Office of the County Recorder of Eureka County,
Nevada.

The Water Pipe Lode Mining Claim designated by the Surveyor
General of the United State of America as Survey No. 4473,
embracing a portion of Sections 3 and 10 in Township 26 North,
Range 52 East, M.D.B.&M., as fully described in Patent No.
874295 issued by the United States of America on August 3, 1922.



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-227725

08/29/2014

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Official Record

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Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$45.00
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Book- 569 Page- 0152

1. Assessor Parcel Number(s)

- a) 005-390-15
b) 005-570-02
c) 009-120-02
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
Other _____

3. Total Value/Sales Price of Property

\$ 186,618.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 186,618.00
Real Property Transfer Tax Due \$ 36,323.60

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: Mothers trust to son

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 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 Ray W. Bailey Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ray Bailey
Address: HC 65 Box 18
City: Carlin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED