

APN: 007-370-06

Return to and  
Send tax bill to:

Phyllis R. LaRose  
HC 62, Box 62200  
Eureka, NV 89316



0227901

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the 18 day of August, 2010, by and between **PHYLLIS ROSAMOND LaROSE**, of Eureka County, Nevada, party of the first part, and **PHYLLIS ROSAMOND LaROSE**, as the Trustees of **REVOCABLE LIVING TRUST AGREEMENT AND DECLARATION OF TRUST of PHYLLIS ROSAMOND LaROSE**, of Eureka County, Nevada, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration to it in hand paid by the said second party, receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said second party, and to his assigns, forever, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Excepting therefrom, all minerals of any kind reserved by deed of records in the office of the County Recorder of Eureka County, Nevada.

Further excepting therefrom all underground water in, under, or flowing through said lands and water rights appurtenant thereto

TOGETHER with any and all buildings and improvements situate thereon.

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

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.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances unto the said party of the second part, and to his assigns forever.

**IN WITNESS WHEREOF**, the said first parties have hereunto set their hands the day and year first above written.

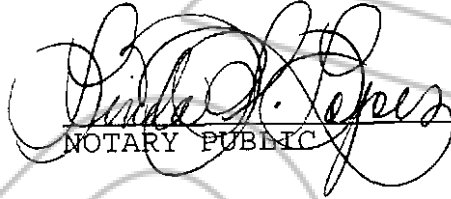
*Phyllis Rosamond LaRose*  
**PHYLLIS ROSAMOND LaROSE**

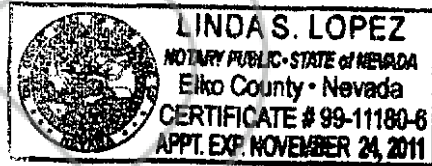
STATE OF NEVADA )

: ss.

COUNTY OF ELKO )

On this 18 day of August, 2010, personally appeared before me, a Notary Public, **PHYLLIS ROSAMOND LaROSE**, who acknowledged to me that she executed the foregoing instrument.

  
NOTARY PUBLIC



**EXHIBIT "A"**

**TO THE REVOCABLE LIVING TRUST OF PHYLLIS ROSAMOND LAROSE**

All that certain parcel of property in the unincorporated area of Eureka County, Nevada, more particularly described as:

Parcel A, on that parcel map 124822, recorded in Book 0465, page 0254, of the Official Records of Eureka County Recorder, Eureka, Nevada.



STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-227901

10/07/2014 09:24 AM

Official Record

1. Assessor Parcel Number(s)

a) 007-370-04  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Recording requested By  
TORVINEN & TORVINEN

Eureka County - NV

Mike Rebaleati - Recorder

2. Type of Property:

a)  Vacant Land      b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg          f)  Comm'/Ind'l  
g)  Agricultural      h)  Mobile Home  
 Other \_\_\_\_\_

Page 1 of 1 Fee: \$41.00

Recorded By: AP RPTT:

Book- 572 Page- 0008

3. Total Value/Sales Price of Property

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

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section (1)

b. Explain Reason for Exemption: from an individual to a trust owned wholly by the transferee

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 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 [Handwritten Signature]

Capacity Attorney for Estate

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Phyllis LaRose  
Address: P.O. Box  
City: Eureka  
State: NV Zip: 89

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Phyllis LaRose Trustee of  
Address: the Phyllis LaRose Trust  
City: to Minu Boharik  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: TORVINEN & TORVINEN  
Address: 225 Silver Street #108  
City: Eureka

Escrow #: \_\_\_\_\_  
State: NV Zip: 89801

Revoke trust & declaration of trust of Phyllis Rosemond LeBeau