

DOC # 0229044

01/13/2015

03:06 PM

Official Record

Recording requested By
COPENHAVER & MCCONNELL PC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$16.00

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RPTT:

Recorded By: SGS

Book- 576 Page- 0334

APN Parcel #1: 008-330-02

Parcel #2: 007-200-31

Send tax statements to:

Ruth Martin Ranches, LLC

P.O. Box 227

Eureka, NV 89316-0227

When recorded return to:

Copenhaver & McConnell, P.C.

950 Idaho Street

Elko, NV 89801



0229044

Trust was verified

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **JUANITA RUTHEL MARTIN** as Trustee of the **JUANITA RUTHEL MARTIN TRUST**, dated June 24, 1994, as Grantor, does hereby remise and release and forever quitclaim to **RUTH MARTIN RANCHES, LLC**, as Grantee, and to the successor Trustee(s) and the successors and assigns of the Trust, forever, an undivided 50% interest in and to the property located in Eureka County, Nevada and more particularly described as follows:

Parcel #1:

H.E. Survey No. 85, embracing a portion of the unsurveyed public domain located in Eureka County, Nevada, more particularly bounded and described as follows:

Beginning at Corner No. 1, from which the South Corner of Sections 35 and 36, in Township 16 North, Range 49 East, M.D.B.M., bears north 2', West 142.89 chains distant;
thence South 58°28' East 8.21 chains to Corner No. 2;
thence South 10°16' 45.86 chains to Corner No. 3;
thence South 24°51' East 28.62 chains to Corner No. 4;
thence North 88°43' West 14.75 chains to Corner No. 5;
thence North 18°9' West 29.13 chains to Corner No. 6;
thence North 4°5' West 47.44 chains to Corner No 1, the place of beginning, containing 75.93 acres, according to the official plat of the Survey of the said land, returned to the General Land Office of the Surveyor General.

APN: 008-330-02

This Metes and Bounds description appears in that certain Grant, Bargain and Sale Deed recorded in the official records of the County Recorder of Eureka County, Nevada on January 10, 2000 as Document No. 173747.

Parcel #2:

An undivided 47.5% interest in and to the property located in Eureka County, Nevada and more particularly described as follows

Section 13, Township 21 North, Range 53 East, M.D.B.&M. Eureka County Nevada.

APN: 007-200-31

As to Parcels #1 and #2 the same undivided 50% interest as set forth above in the following:

TOGETHER WITH the dwelling and the water system, bunkhouse and storage building, two (2) general purpose buildings and water wells (excluding any pumps, motors, equipment or facilities connected to said well(s)).

TOGETHER WITH all water, water rights, dams, ditches and wells, now or heretofore used in connection with the irrigation of said lands, together with all water rights now or heretofore used for stock watering purposes.

TOGETHER WITH all range, range rights and rights to graze livestock on the public domain under what is commonly referred to as the Taylor Grazing Act and all Forest Permits, right or privileges.

TOGETHER WITH the tenements, hereditaments and appurtenances of the property and the rents, issues, and profits 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 Grantees, and its successors and assigns, forever.



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SIGNED this 22 day of December, 2014

GRANTOR:

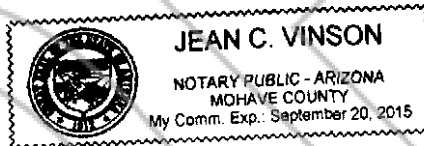
JUANITA RUTHEL MARTIN TRUST, dated June 24, 1994

Juanita Ruthel Martin - trustee
JUANITA RUTHEL MARTIN-Trustee

State of ARIZONA
County of MOHAVE

This instrument was acknowledged before me on the 22ND day of December, 2014, by **JUANITA RUTHEL MARTIN as the Trustee of the JUANITA RUTHEL MARTIN TRUST**, dated June 24, 1994.

Jean C Vinson
NOTARY PUBLIC



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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested by
COPENHAVER & MCCONNELL PC

Eureka County - NV

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Page 1 of 1 Fee: \$16.00

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1. Assessor Parcel Number (s)

- a) 008-330-02
b) 007-200-31
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'l/Ind'l
g)x Agricultural
h) Mobile Home
l) Other

3. Total Value/Sales Price of Property: \$.00
Deed in Lieu of Foreclosure Only (value of property) \$.00
Transfer Tax Value: \$.00
Real Property Transfer Tax Due: \$.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: 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 - Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Juanita Ruthel Martin Print Name: Ruth Martin Ranches, LLC
Trustee of the Juanita Ruthel Martin Trust Address: P.O. Box 227
Address: P.O. Box 227
City: Eureka City: Eureka
State: NV Zip: 89316-0227 State: NV Zip: 89316-0227

COMPANY/PERSON REQUESTING RECORDING

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