

RPTT \$1025.70
APN: 001-102-05

Send tax statements to:
Eureka Owl Club, LLC
P.O. Box 220
Eureka, NV 89316

When recorded return to:
First Centennial Title Company of Nevada
1450 Ridgeview Drive, Suite 100
Reno, NV 89519
203026-ME
01415-9608

DOC# 229389
06/01/2015 02:40PM
Official Record
Requested By
FIRST CENTENNIAL - RENO
Eureka County - NV
Sara Simmons - Recorder
Page: 1 of 4 Fee: \$17.00
Recorded By LH RPTT: \$1,025.70
Book- 0579 Page- 0045



0229389

GRANT BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, EVVEN RAQUEL CARRION, Trustee of the RONALD A. CARRION Family Trust dated July 19, 2004, as Grantor, does hereby grant, bargain and sell to EUREKA OWL CLUB, LLC, a Nevada Limited Liability Company, as Grantee, and to her heirs and assigns, forever, the property located in the County of Eureka, State of Nevada, described as follows:

See Exhibit A

TOGETHER WITH all building and improvements situate thereon.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions and reversions, remainder and remainders, 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 to their heir and assigns accordingly, forever.

SIGNED this 1st day of June, 2015.

GRANTOR:
RONALD A. CARRION FAMILY TRUST
Dated July 19, 2004

[Signature]
By: EVVEN RAQUEL CARRION
Trustee

State of Nevada

County of Washoe

This instrument was acknowledged before me on the 1st day of June, 2015, by EVVEN RAQUEL CARRION, Trustee of the RONALD A. CARRION Family Trust dated July 19, 2004.

[Signature]
NOTARY PUBLIC

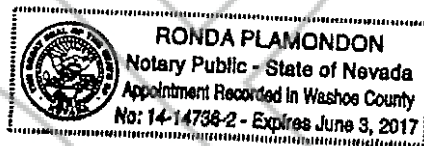


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01415-9668

PARCEL 1:

Lots 5 and 6, of Block 22, of the Town of Eureka, County of Eureka, State of Nevada, as the same appear on the Official Map on file in the Office of the County Recorder, Eureka County, Nevada.

EXCEPTING THEREFROM all uranium, thorium or other material which is or may be peculiarly essential to the production of fissionable materials lying in and under said land, as reserved by the United States of America, in patent recorded December 9, 1947, in Book 23, Page 226, Deed Records of Eureka County, Nevada.

PARCEL 2:

Lots 7 and 8, of Block 22, of the Town of Eureka, County of Eureka, State of Nevada, as the same appear on the Official Map on file in the Office of the County Recorder, Eureka County, Nevada.

EXCEPTING THEREFROM all uranium, thorium or other material which is or may be peculiarly essential to the production of fissionable materials lying in and under said land, as reserved by the United States of America, in patent recorded December 9, 1947, in Book 23, Page 226, Deed Records of Eureka County, Nevada.

PARCEL 3:

Lot 13, of Block 22, of the Town of Eureka, County of Eureka, State of Nevada, as the same appear on the Official Map on file in the Office of the County Recorder, Eureka County, Nevada.

And

All that part of Lot 12 of Block 22, which is more particularly described as follows:

Beginning at the Southwest corner of Lot 12, thence North 72°10' East, along the South side line of Lot 12, a distance of 110.36 feet to the Southeast corner of Lot 12;

Thence North 17°50' West along the East end line of Lot 12, a distance of 8 feet 3 inches to a point on the East end line of Lot 12;

Thence South 72°10' West and parallel with the South side line of Lot 12 to the West end line of Lot 12;

Thence South 18°3' East along the West end line of Lot 12, a distance of 8 feet 3 inches to the Southwest corner of Lot 12, the place of beginning.

And



Commencing at the Northwest corner of Lot 12, Block 22, thence North 72°10' East, along the North side line of Lot 12, a distance of 110.45 feet to the Northeast corner of Lot 12;

Thence South 17°50' East, along the East end line of Lot 12, a distance of 17 feet 3 inches to a point;

Thence South 72°10' West, parallel with the North end line of Lot 12, to a point on the West end line of Lot 12;

Thence North 18°09' West, along the West end line of Lot 12, a distance of 17 feet 3 inches, to the Northwest corner of Lot 12, the place of beginning.

EXCEPTING THEREFROM all uranium, thorium or other material which is or may be peculiarly essential to the production of fissionable materials lying in and under said land, as reserved by the United States of America, in patent recorded December 9, 1947, in Book 23, Page 226, Deed Records of Eureka County, Nevada.

(This legal description last recorded in Book 351, Page 94, Document No. 178898.)



1. APN: 01-102-04, 05, 17

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
i) ☐ Other _____

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Official Record

Requested By

FIRST CENTENNIAL - RENO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1

Fee: \$17.00

Recorded By LH

PRTT: \$1,025.70

FOR RECORDERS OPTIONAL USE ONLY

Document Instrument No.:

Book: Page:

Date of Recording:

Notes:

**STATE OF NEVADA
DECLARATION OF VALUE**

3. Total Value/Sales Price of Property: \$262,888.00

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

Transfer Tax Value: \$262,888.00

Real Property Transfer Tax Due: \$1,025.70

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section ____

b. Explain Reason for Exemption: ____

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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Evven Raquel Carrion, trustee of the Ronald A. Carrion Family Trust dated July 19, 2004	Print Name: Eureka Owl Club LLC, a Nevada limited liability company
Address: <u>2090 peaceful valley dr</u>	Address: PO Box 220
City/State/Zip: <u>reno NV 89521</u>	City/State/Zip: Eureka, NV 89316

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00203026-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)