

DOC # 0229711

08/03/2015 10:11 AM

Official Record

Recording requested By
KELLY TURNER

Eureka County - NV
Sara Simmons - Recorder

Fee: \$18.00 Page 1 of 5
RPTT: Recorded By: LH
Book- 581 Page- 0424



APN: 009-330-17

WHEN RECORDED RETURN TO:

KELLY L. TURNER, ESQ.
Post Office Box 6477
Reno, Nevada 89513

MAIL FUTURE TAX STATEMENTS TO:

THE DOUGLASS FAMILY TRUST
c/o PATRICK E. DOUGLASS, Trustee
3820 Lone Tree Lane
Reno, Nevada 89511

GRANT DEED

THIS INDENTURE, made and entered into this 2nd day of April, 2015, by and between the ESTATE OF ROBERT P. DOUGLASS, hereinafter Grantor, and PATRICK E. DOUGLASS, THOMAS J. FLAHERTY, MICHAEL D. FLAHERTY and TIMOTHY B. DOUGLASS, Cotrustees of THE DOUGLASS FAMILY TRUST, hereinafter Grantees.

W I T N E S S E T H:

That pursuant to that certain Amended Order Reopening the Estate of Robert P. Douglass For Distribution of After-Discovered Asset dated January 7, 2015, and recorded in Eureka County on March 30, 2015, as Document #0229228 in Book 577 on Page 382, the said Grantor, in consideration of the sum of ten dollars (\$10.00), lawful money of the United States of America,

to it in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said Grantees, and to their successors and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows, to-wit:

See Exhibit "A" attached hereto.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or 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 Grantees, and to their successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

ESTATE OF ROBERT P. DOUGLASS

BY: *Patrick E. Douglass*
PATRICK E. DOUGLASS, Petitioner

BY: *Thomas J. Flaherty*
THOMAS J. FLAHERTY, Petitioner

BY: *Michael D. Flaherty*
MICHAEL D. FLAHERTY, Petitioner

BY: *TAGD*
TIMOTHY B. DOUGLASS, Petitioner

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 2nd day of April, 2015, personally appeared before me, a Notary Public in and for said state, PATRICK E. DOUGLASS, personally known to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for the purposes therein stated.

 RITA KOLVET
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-3324-2 - Expires May 10, 2015

Rita Kolvet
NOTARY PUBLIC



0229711

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 6th day of April, 2015, personally appeared before me, a Notary Public in and for said state, THOMAS J. FLAHERTY, personally known to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for the purposes therein stated.



Rita Kolvet
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 2nd day of April, 2015, personally appeared before me, a Notary Public in and for said state, MICHAEL D. FLAHERTY, personally known to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for the purposes therein stated.



Rita Kolvet
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 13th day of May, 2015, personally appeared before me, a Notary Public in and for said state, TIMOTHY B. DOUGLASS, personally known to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for the purposes therein stated.



Rita Kolvet
NOTARY PUBLIC

EXHIBIT A

PARCEL 1:

Four hundred (400) feet of the Colorado lode mining claim designated by the Surveyor General as Survey No. 79, embracing a portion of the unsurveyed public domain now known to be a portion of Section 34, in Township 19 North Range 53 East of the Mount Diablo Meridian, in the Eureka Mining District, Eureka County, Nevada, and bounded and described in that certain Patent recorded September 11, 1877 in Book 5 of Deeds, page 432, Eureka County, Nevada Records.

PARCEL 2:

Fifteen Percent (15%) of the Avon lode mining claim designated by the Surveyor General as Survey No. 243, embracing a portion of the unsurveyed public domain now known to be a portion of Section 34, in Township 19 North Range 53 East of the Mount Diablo Meridian, in the Eureka Mining District, Eureka County, Nevada, and bounded and described in that certain Patent recorded _____ in Book ____ of _____, page _____, as File No. _____ County, Nevada Records.

APN: 009-330-17



0229711

Book 581
Page 428

08/03/2015
Page 5 of 5

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-229711
08/02/2015 10:11 AM
Official Record

- 1. Assessor Parcel Number (s)**
a) 009-330-17
b) _____
c) _____
d) _____

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Eureka County - NV
Sara Simmons - Recorder

Page 1 of 1 Fee: \$18.00
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Book- 58; Page- 0424

- 2. Type of Property:**
- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

- 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: 7
b. Explain Reason for Exemption: This is a transfer made to 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 [Signature] Capacity Grantor
Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED) Estate of	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Robert P. Douglass</u>	Print Name: <u>Patrick E. Douglass, Trustee</u>
Address: <u>3820 Lone Tree Lane</u>	Address: <u>3820 Lone Tree Lane</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89511</u>	State: <u>NV</u> Zip: <u>89511</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Kelly L. Turner, Esq. Escrow # _____
Address: POB 6477
City: Reno State: NV Zip: 89513