

APN: 04-230-01

Recording Requested By  
and Return to:

JEFFREY A. LYNN  
10375 BUNNY TRAILS E  
BATTLE MTN. NV 89820

The undersigned affirms that this document  
does not contain a social security number.

Grantee's Address/

Mail tax statement to:

JEFFREY A. LYNN  
10375 BUNNY TRAILS  
BATTLE MTN. NV- 89820

GRANT, BARGAIN AND SALE DEED

DOC # 0229836

09/08/2015

03:54 PM

**Official Record**

Recording requested By  
JEFFREY ALLAN LYNN

Eureka County - NV

Sara Simmons - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LH

Book- 584 Page- 0001



0229836

**THIS INDENTURE**, made and entered into this 2 day of Sept,  
2015, by and between **JEFFREY ALLAN LYNN**, an unmarried man, and **LAURA M. DORRIS**, an unmarried woman, Grantors, and **BUNNY TRAILS R.V. PARK, LLC**, a Nevada Limited Liability Company, Grantee.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantors do hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all of the following described real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 34: Lots 7, 8, 9, 10 and 11

EXCEPTING THEREFROM all coal, oil, gas and other mineral deposits lying in and under said land, as reserved by the United States of America in Patent recorded November 5, 1956 in Book 25, Page 76, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to The State of Nevada by deed recorded September 22, 1961 in Book 26, Page 110, Deed Records, Eureka County, Nevada, being portions of Lot 7, Lot 8,

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

Lot 10 and Lot 11 of Section 34, Township 33 North, Range 48 East, M.D.B.&M., that lie and are southerly of a line that is two hundred (200) feet northerly of and parallel to the centerline for F-001-4, said centerline described as follows, to-wit:

Beginning at the intersection of said centerline and the west boundary of said Section 34 at Highway Engineer's Station "0" 144+46/37 P.O.T., said point of beginning further described as bearing South 00°06'20" East, a distance of 486.17 feet from the northwest corner of said Section 34;

Thence North 74°52' East, along said centerline, a distance of 1882.65 feet to the point of ending at the intersection of said centerline and the north boundary of said Section 34 at Highway Engineer's Station "0" 163+29.02 P.O.T., said point of ending further described as bearing North 89°47'10" East, a distance of 1725.61 feet from the southwest corner of Section 27, Township 33 North, Range 48 East, M.D.B.&M.

**TOGETHER WITH** all buildings and improvements situate thereon.


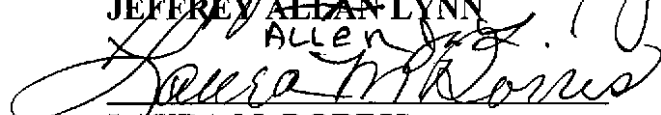
**TOGETHER WITH** the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

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

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

**IN WITNESS WHEREOF**, the Grantors have executed this deed the day and year first hereinabove written.

**GRANTOR:**

  
JEFFEREY ALLAN LYNN  
  
LAURA M. DORRIS

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

2



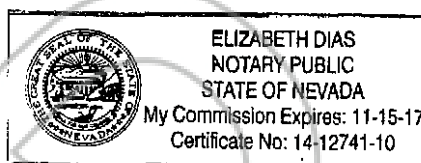
0229836

Book: 584 09/08/2015  
Page: 2 Page: 2 of 3

STATE OF NEVADA       )  
  : ss.  
COUNTY OF hander )

This instrument was acknowledged before me on September 2, 2015,  
by **JEFFREY ALLAN LYNN** and **LAURA M. DORRIS**.

  
NOTARY PUBLIC



GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091



0229836

Book: 584 09/08/2015  
Page: 3 Page: 3 of 3

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-229836

09/08/2015

03:54 PM

Official Record

1. Assessor Parcel Number(s)

- a) 04-230-01  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Recording requested By  
JEFFREY ALLAN LYNN

Eureka County - NV

Sara Simmons - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LH RPTT:  
Book- 584 Page- 0001

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 \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 50,000

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 9  
b. Explain Reason for Exemption: FROM OWNERS To OWNERS LLC

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 Jeffrey A. Lynn Capacity OWNER

Signature Laura M. Dorris Capacity OWNER

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: JEFFREY A. LYNN  
Address: 10375 Bunny Trails  
City: BATTLE MOUNTAIN NV  
State: NV Zip: 89820

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: LAURA M. DORRIS  
Address: 10375 Bunny Trails  
City: BATTLE MOUNTAIN NV  
State: NV Zip: 89820

**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