

APN# _____

DOC # 0229840

09/11/2015

01:34 PM

Official Record

Recording requested By
HANCOCK & CAVALLERA PLLC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$45.00

Page 1 of 7

RPTT:

Recorded By: AP

Book- 584 Page- 0028



0229840

Recording Requested by:

Name: Hancock & Cavallera, PLLC.

Address: 410 California Ave., Ste. 100

City/State/Zip: Reno, NV 89509

When Recorded Mail to:

Name: Hancock & Cavallera, PLLC.

Address: 410 California Ave., Ste. 100

City/State/Zip: Reno, NV 89509

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____

Grant, Bargain & Sale DEED
(Title of Document)

Please complete Affirmation Statement below:

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____

(State specific law)

Heather A. Harper
Signature

Legal Assistant
Title

Heather A. Harper
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

DOC # 0274087

07/21/2015

02:43 PM

Official Record

Recording requested By
HANCOCK & CAVALLERA, PLLC

Lander County - NV

Lesley Bunch - Recorder

Fee: \$19.00 Page 1 of 6

RPTT. Recorded By: KB

Book- 671 Page- 0706



0274087

Mail Tax Statements and
When Recorded Mail to:

DAVID SLAGLE
MICHELLE M. SLAGLE
178 Lake Glen
Carson City, NV 89703

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 9th day of
June 2015, by and between MICHELLE M.
SLAGLE, a married woman, as her sole and separate property,
of Carson City, State of Nevada, "GRANTOR", and DAVID
SLAGLE and MICHELLE M. SLAGLE, Co-Trustees of the DAVID
SLAGLE and MICHELLE M. SLAGLE 2015 FAMILY TRUST AGREEMENT,
dated June 9, 2015, "GRANTEES";

W I T N E S S E T H:

That the said Grantor, for good and valuable
consideration given by the Grantees, the receipt of which
is hereby acknowledged, do by these presents, grant,
bargain, sell, assign and convey unto the said Grantees,
and to their respective heirs, executors, administrators,
successors, and assigns, forever, all of Grantor's right,
title, interest and estate, including Grantor's partnership
interest in Marvel-Jenkins Ranches, in and to those certain



0229840

Book 584
Page 29

09/11/2015
Page: 2 of 7



0274087

Book: 671
Page: 70707/21/2015
Page: 2 of 6

lots, pieces, or parcels of land situate, lying, and being in the Counties of Lander and Eureka, State of Nevada, and more particularly described as Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference:

TOGETHER WITH all buildings, structures, fixtures and improvements situate thereon.

TOGETHER WITH all of Grantors' right, title, and interest in and to all oil, gas, mineral, petroleum, and geothermal resources, and all other minerals and mineral rights of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases thereon, and all rentals, royalties and/or other consideration payable to Grantors therefor.

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

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to said premises.

IN WITNESS WHEREOF, the Grantor have executed this

/ / /

/ / /

/ / /

/ / /



0229840

Book: 584
Page: 30

09/11/2015

Page: 3 of 7



EXHIBIT "A"

All that certain property situate, lying, and being in the Counties of Eureka and Humboldt, State of Nevada, more particularly described as follows:

PARCEL 1

TOWNSHIP 33 NORTH, RANGE 48 EAST, MDB&M

Section 13: All
Section 14: All
Section 23: All
Section 24: All
Section 25: All
Section 26: All, except a portion lying and being in the NE $\frac{1}{4}$ of said Section 26, containing 3.424 acres, more or less, conveyed by Joe Filippini and wife, to the Western Pacific Railroad Company by Deed dated June 14, 1947, recorded in Book 23, Page 176 of Deeds.

FURTHER EXCEPTING FROM the SW $\frac{1}{4}$ of Section 23 and N $\frac{1}{2}$ of Section 26, Township 33 North, Range 48 East, MDB&M, that portion of land conveyed to NL Baroid Division of NL Industries, Inc., by Deed dated December 17, 1978, recorded December 28, 1978, in Book 68, Page 244, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 33 North, Range 48 East, MDB&M, that portion of land conveyed to John Davis and Joanna Davis, husband and wife, by Deed dated February 14, 1981, recorded March 4, 1981, in Book 92, Page 24, Official Records, Eureka County, Nevada, and by Quitclaim Deed dated April 24, 1986, recorded May 1, 1986, in Book 144, Page 142, Official Records, Eureka County, Nevada.

Section 27: All that portion thereof situate, lying and being on the Southerly side of the Western Pacific Railroad Company's right of way as the same now crosses said Section 27.

Section 33: All that portion of the W $\frac{1}{2}$ situate, lying and being on the Southerly side of the Southern Pacific Railroad Company's right of way, as the same now crosses said Section 33.

Section 35: E $\frac{1}{2}$





0274087

Book: 671
Page: 71007/21/2015
Page: 5 of 6

Section 36: E $\frac{1}{2}$ NE $\frac{1}{4}$ and that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36 lying Northerly of the proposed 200 foot left or Northerly right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and Southerly of the 180 foot right or Southerly highway right of way line of Nevada State Route 1 (U.S. 40), containing approximately 4.33 acres, conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds.

There is specifically excepted from the foregoing, those portions of Sections 25, 26, 27, 33 and 36, heretofore deeded to the State of Nevada on relation of its Department of Highways, in Deeds recorded in Book 26, Page 282, File No. 36887; Book 27, Page 27, File No. 38803; and in Book 27, Page 30, File No. 38804 of Deeds.

TOWNSHIP 33 NORTH, RANGE 49 EAST, MDB&M

Section 31: Portions of Lots 1 and 2; E $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northerly of the proposed 200 foot left or Northerly highway right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and Southerly of the 180 foot right or Southerly highway right of way line of Nevada State Route 1 (U.S. 40), said above described parcel contains an area of approximately 50.99 acres, as conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds.

PARCEL 2

All of Grantor's right, title, interest and estate in and to those certain lands, mineral rights and rights to certain proceeds and/or other consideration as provided by and pursuant to the Quitclaim Deed by and between John W. Marvel and Wilburta S. Marvel, husband and wife, as Grantors, and Elko Land and Livestock Company, a Nevada corporation, as Grantee, recorded in the Office of the Recorder of Eureka County, Nevada, on the 15th day of December, 2006, as Document No. 0207318.

AS TO BOTH PARCELS 1 & 2 ABOVE:

TOGETHER WITH all of Grantor's right, title and interest in and to all oil, oil shales, gas and other hydrocarbons, geothermal resources, geothermal energy, and minerals and mineral deposits of every kind and nature whatsoever pursuant to the reservation set forth in the Grant, Bargain and Sale Deed recorded in the Office of the Recorder of Eureka County, Nevada, on the 4th day of January, 1991, in Book 219, Page 329, as Document No. 135682.

TOGETHER WITH all of Grantor's right to receive FIFTY PERCENT (50%) of all net proceeds or other consideration payable in connection with the sale, transfer or exchange of any sand and/or gravel pursuant to the reservation set forth in the Grant, Bargain and Sale Deed recorded in the Office of the Recorder of Eureka County, Nevada, on the 4th day of January, 1991, in Book 219, Page 329, as Document No. 135682.



0229840

Book: 584
Page: 3309/11/2015
Page: 6 of 7

PARCEL 3**TOWNSHIP 34 NORTH, RANGE 43 EAST, MDB&M**

Section 13: SE $\frac{1}{4}$ SE $\frac{1}{4}$, except a strip of land 100 feet in width being 50 feet on each side of and parallel with the located center line of the Western Pacific Railway Company's line of railroad as the same is staked out and located over and across Section 13, as set forth in Deed recorded in Book 41, Page 221, Deed Records of Humboldt County, Nevada.

Section 24: E $\frac{1}{2}$ E $\frac{1}{2}$

TOWNSHIP 34 NORTH, RANGE 44 EAST, MDB&M

Section 18: Lot 4 of the SW $\frac{1}{4}$

Section 19: All

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 29: All

Section 30: E $\frac{1}{2}$ SW $\frac{1}{4}$; Lot 3 SW $\frac{1}{4}$; E $\frac{1}{2}$; NW $\frac{1}{4}$

TOGETHER WITH all of Grantor's right, title and interest in and to the NET PROFIT royalty payable in connection with the production of all oil, oil shales, gas and other hydrocarbons, geothermal resources and geothermal energy, and any of their byproducts pursuant to the reservation set forth in the Grant Deed recorded in the Office of the Recorder of Humboldt County, Nevada on the 2nd Day of April, 1993, in Book 321, Page 369, as Document No. 340729.

PARCEL 4

All other property located in the Counties of Eureka and Humboldt, State of Nevada, in which Grantor now has any right, title, interest or estate, but which has been omitted herefrom, including all minerals and mineral deposits of whatever kind and nature and all oil, gas and geothermal resources in any and every form, located within, on or beneath the surface of said land or any portion thereof, is intended to be included herein, and Grantor further hereby grants and conveys the same to Grantees.



STATE OF NEVADA
DECLARATION OF VALUERecording requested By
HANCOCK & CAVALLERA PLLC

Eureka County - NV

Sara Simmons - Recorder

Page 1 of 1 Fee: \$45.00

Recorded By: AP RPTT

Book- 584 Page- 0028

1. Assessor Parcel Number (s)

- a) Mineral Rights only
 b) _____
 c) _____
 d) _____

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 Mineral Rights

FOR RECORDERS OPTIONAL USE ONLY

Notes:

Trust papers Provided

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: Transfer of title into the name of
The trust w/out Consideration because the Trust Cert. is present

5. Partial Interest: Percentage being transferred: 100 %

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 Michelle M. Slagle Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Michelle Slagle
 Address: 178 Lake Glen
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michelle & David Slagle, Co-Trustee
 Address: Of the Slagle 2015 Family Trust
 City: 178 Lake Glen, Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Hancock and Cavallera, PLLC Escrow # _____
 Address: 410 California Ave., Ste. 100
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)