

DOC # 0229886

09/28/2015 09:51 AM

Official Record

Recording requested By
CLAIRE MORROW

Eureka County - NV

Sara Simmons - Recorder

Fee: \$43.00 Page 1 of 5
RPTT: \$31.20 Recorded By: LH
Book- 584 Page- 0127

When Recorded and Mail Tax Statement to:

I. Claire Chaffin Morrow

P.O. Box 845

Eureka, NV 89316



A.P. NO.: 001-053-

NRS. § 78, 464- words

GRANT BARGAIN AND SALE DEED

THIS INDENTURE made as of the 26th day of May, 2011, by and between ALAN KERBY CHAMBERLAIN AND YVONNE CHAMBERLAIN, CO-TRUSTEES OF THE CHAMBERLAIN TRUST DATED FEBRUARY 2, 1998, THE GRANTOR AND PARTY OF THE FIRST PART AND I. CLAIRE MORROW, THE GRANTEE, PARTY OF THE SECOND PART, A WIDOW WOMAN.

That First Party, the Grantor, for and in consideration of the sum of Ten Dollars a nominal amount (\$10.00), to it in hand paid by the Second Party, the Grantee, do hereby grant, bargain and sell to said Grantee, their heirs, successors, and assigns forever, all that certain lots, parcels of land situate, lying and being in the Town of Eureka, County of Eureka, State of Nevada, which property was formally a portion of Nob Hill Avenue before that portion was abandoned, and more particularly described as follows:

PARCEL 1

All that certain real property located within a portion of the southwest ¼ portion of Section 14, Township 19 North, Range 53 East, M. D. M. Eureka County, Nevada, being a portion of Nob Hill Avenue to be abandoned as shown on that Record of Survey "Supporting a Boundary Line Adjustment and Roadway Abandonment" filed as document number 166253, more particularly as follows:

BEGINNING at the southeast corner of the intersection of Robins Street and Nob Hill Avenue as shown on said Record of Survey;

THENCE along the easterly line of Nob Hill Avenue, S.09°09'00"E., 98.80 feet which is also the west line of Lots 6, 5, 4 and 3 of Block 76 of the Eureka Townsite;

THENCE leaving last said line, S.80°51'00"W., 22.43 feet to the centerline of Nob Hill Avenue as shown on said Record of Survey;

THENCE along said centerline, N.08°57'13"W., 98.80 feet to the southerly line of Robins Street;

THENCE along said southerly line, N.80°51'00"E., 22.10 feet to the POINT OF BEGINNING.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SE1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.M. &M., FURTHER DESCRIBED AS THE WEST HALF OF NOB HILL AVE. ADJACENT TO LOTS 5-9, BLOCK 79 AS SHOWN ON THE PLAT OF EUREKA TOWNSITE, ON FILE IN THE OFFICE OF THE U.S. DEPT. OF THE INTERIOR, RECORDED IN 1937, MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 79;

THENCE NORTH 80° 51' 00" EAST, A DISTANCE OF 22.1 FEET TO A POINT;

THENCE SOUTH 08° 57' 31" EAST, A DISTANCE OF 135.12 FEET TO A POINT;

THENCE SOUTH 84° 50' 00" WEST, A DISTANCE OF 22.60 FEET BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 79;

THENCE NORTH 08° 46' 00" WEST, A DISTANCE OF 133.55 FEET ALONG THE EASTERLY LOT LINE OF SAID BLOCK 79 TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCELS 1 AND 2 ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE RESERVED BY THE UNITED STATES OF AMERICA, BY PATENT RECORDED DECEMBER 19, 1947, IN BOOK 23, PAGE 226, DEED RECORDS, EUREKA COUNTY, NEVADA.

Note: The above description appeared in document recorded June 10, 2002 in Book 347 Page 420 as file 178166.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



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Alan Kerby Chamberlain, Co-Trustee

Signature

Yvonne Chamberlain, Co-Trustee

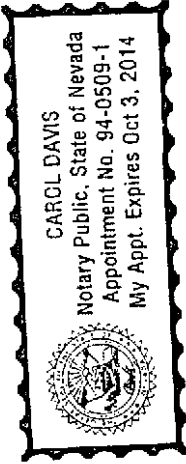
Yvonne Chamberlain
Signature

OF THE CHAMBERLAIN TRUST DATED FEBRUARY 2, 1998

County of Clark State of Nevada

SUBSCRIBED and SWORN to before me this 26th day
of MAY, 2011.

Carol Davis
NOTARY PUBLIC



Alan Kerby Chamberlain, Co-Trustee

Signature

Yvonne Chamberlain, Co-Trustee

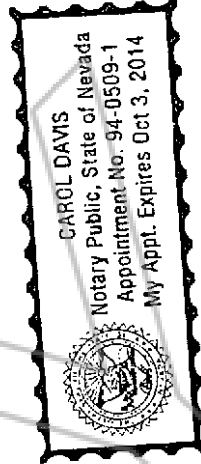
Yvonne Chamberlain
Signature

OF THE CHAMBERLAIN TRUST DATED FEBRUARY 2, 1998

County of Clark State of Nevada

SUBSCRIBED and SWORN to before me this 26th day
of MAY, 2011.

Carol Davis
NOTARY PUBLIC



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RIGHT OF WAY
 BOOK 424, PAGE 72, O.R.
 TOTAL ADJUSTED AREA =
 0.334 ACRES
 14,565 S.F.

LOT 2

$\Delta = 63^{\circ}44'21''$
 $R = 30.00'$
 $L = 33.37'$

LOT 1

N $57^{\circ}20'41''$ E
 13.96'

39.20'
 N $80^{\circ}51'00''$ E

FORMER BOUNDARY LINE

N $80^{\circ}51'00''$ E 106.44'

S $80^{\circ}51'00''$ W 81.97'

N $57^{\circ}20'41''$ E
 26.68'

FOUND
 "PK" NAILS

S $80^{\circ}51'00''$ W 72.10'
 511 Robins St.

503 Robins St.

OF EUREKA
 TO
 AIN TRUST
 ACRES
 26 S.F.

LOT 9

101.84'

EDGE OF
 PAVEMENT

S $33^{\circ}07'00''$ W

LOT 8

N $08^{\circ}57'31''$ W
 98.83'

LOT 7

LOTS 5-9 &
 PORTIONS OF
 NOB HILL AVENUE
 AS SHOWN ON THE RECORD OF SURVEY
 SUPPORTING THE BOUNDARY LINE ADJUSTMENT
 AND ROADWAY ABANDONMENT
 FOR EUREKA COUNTY
 FILE NO. 152144

*Charles
 Valdez
 Nob Hill Street*

FOUND
 REBAR M
 PLS 7

5/8"
 MARKED
 203

S $00^{\circ}44'00''$ E
 60.00'

135.12'

LOT 6

36.29'

LOT 5

S $84^{\circ}50'00''$ W

147.91'

BLOCK 79

provisions for the division of land by a parcel map do not apply to a transaction exempted by paragraph (c) of subsection 1 of NRS 278.320.

9. As used in this section, "domestic well" has the meaning ascribed to it in NRS 534.350, [27.1:110:1941; added 1947, 834; 1943 NCL § 5063.26a]—(NRS A 1973, 453, 1338; 1975, 1564; 1977, 1508; 1979, 1499; 1983, 251; 1985, 709; 1989, 501; 1991, 583, 1383, 1387; 1993, 2569; 2007, 849, effective January 1, 2008)

NRS 278.462 Requirements which may be imposed by governing body. The governing body or, if authorized by the governing body, the planning commission or other authorized person:

1. May require street grading, drainage provisions and lot designs as are reasonably necessary.
2. If it anticipates, based upon duly adopted ordinances and plans, that the parcels will be used for residential, commercial or industrial purposes, may require off-site access, street alignment, surfacing and width, water quality, water supply and sewerage provisions only as necessary and consistent with the existing use of any land zoned for similar use which is within 660 feet of the proposed parcel. If the proposed parcels are less than 1 acre, the governing body or, if authorized by the governing body, the planning commission or other authorized person may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
3. For a second or subsequent parcel map with respect to:
 - (a) A single parcel; or
 - (b) A contiguous tract of land under the same ownership,↪ may require any reasonable improvement, but not more than would be required if the parcel were a subdivision.
(Added to NRS by 1977, 1509; A 1991, 624; 1993, 2570; 1995, 710; 2003, 656)

NRS 278.4625 Minimum size of mobile home lot. The governing body of a city or county may not require the minimum size of a mobile home lot that is individually owned to be larger than the minimum size of a mobile home lot that is leased to a tenant.

(Added to NRS by 1993, 1470)

NRS 278.463 Survey required; exception. Except as otherwise provided in this section, a parcel map must be based on a survey made for that purpose. The county surveyor, city surveyor or professional land surveyor appointed by the governing body, may pursuant to NRS 278.464 ~~waive the requirement of a survey if, in his judgment, a survey is not required to accomplish the purposes of NRS 278.010 to 278.630, inclusive.~~
(Added to NRS by 1975, 1562; A 1993, 2571)

NRS 278.464 Action on parcel map by planning commission, governing body or other authorized person or agency; waiver of requirement for map and survey; consideration of certain criteria authorized in determining approval of certain parcel maps; appeals; certificate of approval of parcel map. [Effective through December 31, 2007.]

1. Except as otherwise provided in subsection 2, if there is a planning commission, it shall:
 - (a) In a county whose population is 400,000 or more, within 45 days; or
 - (b) In a county whose population is less than 400,000, within 60 days,↪ after accepting as a complete application a parcel map, recommend approval, conditional approval or disapproval of the map in a written report. The planning commission shall submit the parcel map and the written report to the governing body.
2. If the governing body has authorized the planning commission to take final action on a parcel map, the planning commission shall:
 - (a) In a county whose population is 400,000 or more, within 45 days; or
 - (b) In a county whose population is less than 400,000, within 60 days,↪ after accepting as a complete application the parcel map, approve, conditionally approve or disapprove the map. The planning commission shall file its written decision with the governing body. Unless the time is extended by mutual agreement, if the planning commission is authorized to take final action and it fails to take action within the period specified in this subsection, the parcel map shall be deemed approved.
3. If there is no planning commission or if the governing body has not authorized the planning commission to take final action, the governing body or, by authorization of the governing body, the director of planning or other authorized person or agency shall:
 - (a) In a county whose population is 400,000 or more, within 45 days; or
 - (b) In a county whose population is less than 400,000, within 60 days,↪ after acceptance of the parcel map as a complete application by the governing body pursuant to subsection 1 or pursuant to subsection 2 of NRS 278.461, review and approve, conditionally approve or disapprove the parcel map. Unless the time is extended by mutual agreement, if the governing body, the director of planning or other authorized person or agency fails to take action within the period specified in this subsection, the parcel map shall be deemed approved.
4. Except as otherwise provided in NRS 278.463, if unusual circumstances exist, a governing body or, if authorized by the governing body, the planning commission may waive the requirement for a parcel map. Before waiving the requirement for a parcel map, a determination must be made by the county surveyor, city surveyor or professional land surveyor appointed by the governing body that a survey is not required. Unless the time is extended by mutual agreement, a request for a waiver must be acted upon:
 - (a) In a county whose population is 400,000 or more, within 45 days; or
 - (b) In a county whose population is less than 400,000, within 60 days,↪ after the date of the request for the waiver or, in the absence of action, the waiver shall be deemed approved.
5. A governing body may consider or may, by ordinance, authorize the consideration of the criteria set forth in subsection 3 of NRS 278.349 in determining whether to approve, conditionally approve or disapprove a second or subsequent parcel map for land that has been divided by a parcel map which was recorded within the 5 years immediately preceding the acceptance of the second or subsequent parcel map as a complete application.



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-229886

09/26/2015 09:51 AM

Official Record

- 1. Assessor Parcel Number(s)
 - a) 001-053-022
 - b) _____
 - c) _____
 - d) _____

Recording requested by
CLAIRE MORROW

Eureka County - NV

Sara Simmons - Recorder

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Recorded By: LH RPTT: \$31.20
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- 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 _____

Notes: _____

- 3. Total Value/Sales Price of Property \$8,000.00
- 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 _____
 - b. Explain Reason for Exemption: _____

- 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 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 Clare Morrow Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Chamberlain Trust
Address: 745 Temple Drive
City: Las Vegas, NV
State: NV Zip: 89110

Print Name: F. Claire Morrow
Address: P.O. Box 845
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____