

APN: 007-330-11

Mailing Address of Grantee or Other Person Requesting

Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

DOC# 230555

12/07/2015

12:59PM

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 5

Fee: \$18.00

Recorded By LH

RPTT: \$0.00

Book- 0587 Page- 0078



0230555 *Verified Trust*

Mail Tax Statements to:

Tim and Sandie Halpin, Trustees
P. O. Box 538
Eureka, NV 89316

Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Shauna L. Baumann
Name

Legal Secretary
Title

Shauna L. Baumann
Signature

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following GRANTEE:

Grantor: TIM J. HALPIN AKA TIMOTHY J. HALPIN, and SANDIE L. HALPIN
AKA SANDRA L. HALPIN, husband and wife.

Grantee: TIMOTHY J. HALPIN, and SANDRA L. HALPIN, Trustees of the
HALPIN FAMILY TRUST, A LIVING, REVOCABLE TRUST.

Taking title as: Trustees of the HALPIN FAMILY TRUST, as Community property
with the right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

Township 20 North, Range 53 East, M.D.B.&M.

Section 18: NE 1/4; N 1/2; SE 1/4; Lots 9 and 10

TOGETHER WITH all buildings and improvements situated on all of the above
described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or
in anywise appertaining to all of the above described real property, and the
reversion and reversions, remainder and remainders, rents, issues, and profits
thereof.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved
by the UNITED STATES OF AMERICA, in Patent recorded May 15, 1964, in Book 4,
Page 132, Official Records, Eureka County, Nevada.

APN: 7-330-11

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of either Trustor which is transferred to this Trust shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.
3. A change in the identity or number of Trustees may be established of record by an affidavit made by a person with personal knowledge reciting the reason for change. In the case of the death of a Trustee then holding record title to Trust real estate, a certified copy of deceased Trustee's death certificate must be attached to the affidavit.
4. Any successor Trustee shall, by the act of appointment, be vested with the prior Trustees' title to all Trust property automatically and without conveyance from the prior Trustee(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.
5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by the Trustor(s)' exercise of the power of revocation will automatically be deemed to be a full and unconditional reconveyance of all of the Trust property to the Trustor(s) exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor(s) entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court

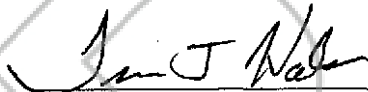


supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed or other appropriate transfer document. No third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.

8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits to review the Trust Agreement then in effect, or other non-record events, or otherwise.

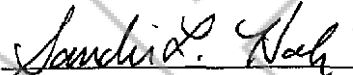
GRANTORS:

DATED: December 2, 2015



TIM J. HALPIN AKA TIMOTHY J. HALPIN,
individually

DATED: December 2, 2015

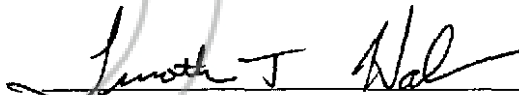


SANDIE L. HALPIN, AKA SANDRA L. HALPIN,
individually

Grantees hereby accept the above conveyance.

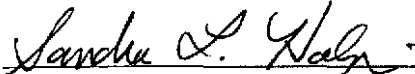
GRANTEE:

DATED: December 2, 2015



TIMOTHY J. HALPIN, as Trustee of the
HALPIN FAMILY TRUST

DATED: December 2, 2015



SANDRA L. HALPIN, as Trustee of the
HALPIN FAMILY TRUST

[NOTARIZATION ON FOLLOWING PAGE]

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

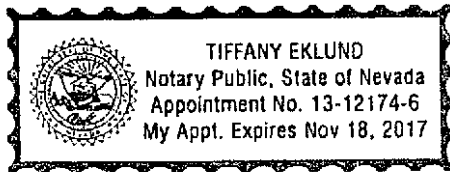



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STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On December 2, 2015, personally appeared before me, a Notary Public, **TIMOTHY J. HALPIN** and **SANDRA L. HALPIN**, personally known (or proved) to me to be the persons whose name are subscribed to the above instrument who acknowledged that they executed the above instrument, individually, and as Trustees of the **HALPIN FAMILY TRUST**.




NOTARY PUBLIC

13100181.skj

WILSON | BARROWS | SALYER | JONES

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State of Nevada Declaration of Value

DOC# DV-230555
12/07/2015 12:59PM
Official Record
Requested By
WILSON BARROWS SALTER JONES
Eureka County - NV
Sara Simmons - Recorder
Page: 1 of 1 Fee: \$18.00
Recorded By LH PRIT: \$0.00

1. Assessor Parcel Number(s)
a) 007-330-11
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

3. Total Value/Sales Price of Property: \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00
Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 07
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 _____ Capacity Attorney

Signature _____ Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Tim and Sandie Halpin
Address: P.O. Box 538
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Tim and Sandie Halpin, Trustees
Address: P.O. Box 538
City: Eureka
State: NV Zip: 89316

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows Salyer Jones Escrow #
Address: 442 Court Street
City: Elko State: NV Zip: 89801