

APN: N/A

**Mailing Address of Grantee or Other Person Requesting Recording:**

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

**Mail Tax Statements to:**

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

**DOC# 230556**  
12/07/2015 12:59PM

**Official Record**

Requested By  
WILSON BARROWS SALTER JONES  
**Eureka County - NV**  
**Sara Simmons - Recorder**

Page: 1 of 5 Fee: \$18.00  
Recorded By LH RPTT: \$0.00  
Book- 0587 Page- 0083



0230556

*Verified Trust*

**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- WATER RIGHTS

**WILSON | BARROWS | SALTER | 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:**

WATER PERMIT NO. 8881  
1252.8 AFA

WATER PERMIT NO. 6769  
596.6 AFA

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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

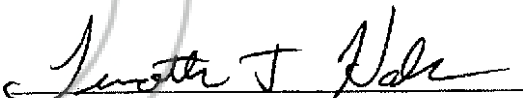
DATED: December 2, 2015

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

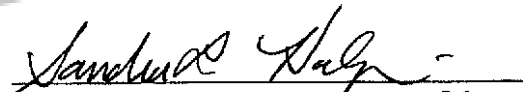
Grantees hereby accept the above conveyance.

**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**

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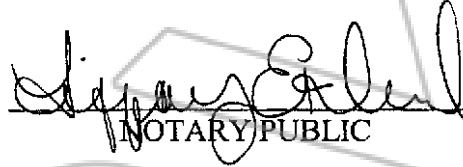
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STATE OF NEVADA,       )  
                                      ) SS.  
COUNTY OF ELKO.       )

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

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**WILSON | BARROWS | SALYER | JONES**

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**230556**

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State of Nevada  
Declaration of Value

DOC# DV-230556

12/07/2015

12:59PM

Official Record

Requested By  
WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1

Fee: \$18.00

Recorded By LH

PRTT: \$0.00

1. Assessor Parcel Number(s)

a) N/A

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 Water Permits

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 [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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)