

DOC# 231068

04/07/2016

12:10PM

Official Record

Requested By
FIRST AMERICAN TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3 Fee: \$41.00

Recorded By LH RPTT: \$585.00

Book- 0589 Page- 0353



0231068

A.P.N.: 001-022-16
File No: 151-2499177 (rj)
R.P.T.T.: \$585.00

When Recorded Mail To: Mail Tax Statements To:
Shannon Eisenbarth
131 Vandal Way
Eureka, NV 89316

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bonnie Colgan, Trustee of the Bonnie Colgan Revocable Trust, UDT, dated October 7, 2005

do(es) hereby *GRANT, BARGAIN and SELL* to

Shannon Eisenbarth, a single woman

the real property situate in the County of Eureka, State of Nevada, described as follows:

PARCEL 1:

PARCEL 19 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR DAVID A. PASTORINO FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON APRIL 24, 1989, AS FILE NO. 127110, BEING A PORTION OF LOT 13, BLOCK C OF RUBY HILL ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON OCTOBER 5, 1984, AS FILE NUMBER 96135 AND AMENDED MAY 15, 1985, AS FILE NUMBER 98941.

PARCEL 2:

PARCEL 18 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR DAVID A. PASTORINO FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON APRIL 24, 1989, AS FILE NO. 127110, BEING A PORTION OF LOT 13, BLOCK C OF RUBY HILL ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON OCTOBER 5, 1984, AS FILE NUMBER 96135 AND AMENDED MAY 15, 1985, AS FILE NUMBER 98941.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M. SAID POINT BEING A 1937 GLO BRASS CAP;

THENCE NORTH 45°16'26" EAST, A DISTANCE OF 1,501.21 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF VANDAL WAY, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING OF NORTH 88°38'23" WEST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF VANDAL WAY, NORTH 85°16'33" EAST, A DISTANCE OF 132.04 FEET TO A POINT, SAID POINT BEING THE EASTERLY CORNER COMMON TO SAID PARCEL 18 AND PARCEL 19 AS SHOWN ON SAID PARCEL MAP, FILE NO. 127110;

THENCE SOUTH, A DISTANCE OF 54.66 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL 18;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 18, NORTH 87°45'47" WEST, A DISTANCE OF 131.89 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF VANDAL WAY, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF NORTH 89°14'08" EAST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF VANDAL WAY, 38.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,042.00 FEET, THROUGH A CENTRAL ANGLE OF 02°07'29", TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 20, 2005 IN BOOK 416, PAGE 114, AS INSTRUMENT NO. 199589.

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.

Date: 03/10/2016



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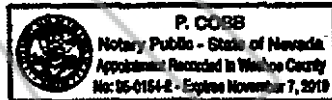
Bonnie Colgan, Trustee of the Bonnie Colgan
Revocable Trust, UDT, dated October 7,
2005

Bonnie Colgan
Bonnie Colgan, Trustee

STATE OF NEVADA)
 WASHOE : ss.
COUNTY OF ~~ELKO~~)

This instrument was acknowledged before me on
3-18-16 by
Bonnie Colgan ~~Trustee of the Trust~~

Robb
Notary Public
(My commission expires: 11-7-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/10/2016 under Escrow No. 151-2499177



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-022-16
- b) _____
- c) _____
- d) _____

DOC# DV-231068

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Eureka County - NV

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Page: 1 of 1 Fee: \$41.00
Recorded By LH PRTT: \$585.00
Date of Recording: _____
Notes: _____

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. a) Total Value/Sales Price of Property: \$150,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$150,000.00
- d) Real Property Transfer Tax Due \$585.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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: Bonnie Colgan

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bonnie Colgan Revocable Trust

Print Name: Shannon Eisenbarth

Address: 1080 Pineridge Dr.

Address: 131 Vandal Way

City: Reno

City: Eureka

State: NV Zip: 89509

State: NV Zip: 89316

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

First American Title Insurance

Print Name: Company

File Number: 151-2499177 rj/em

Address: 526 Idaho Street

City: Elko

State: NV Zip: 89801

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