

APN: 001-065-12

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

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

Mail Tax Statements to:

Robert Peters Trust
P.O. Box 277
Lakeport, CA 95435

DOC# 231606

06/28/2016

03:08PM

Official Record

Requested By
WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 6

Fee: \$19.00

Recorded By SS

RPTT: \$0.00

Book- 0592 Page- 0243



0231606

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.

Tiffany Eklund

Paralegal

Name

Title

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 Grantor hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following Grantee:

Grantors: Robert B. Peters, aka Robert Peters, a single man

Grantees: Robert Peters, Trustee of the Robert Peters Revocable Trust dated January 5, 2016

Taking title as: Trustee of the Robert Peters Revocable Trust dated January 5, 2016

Estate conveyed: Fee simple

Legal description of property conveyed:

A parcel of land in Block 37 described, as follows:

Beginning at the NW corner of lot 15, in Block 37
Thence N. 70°10' E, along the north side line of Lot 15 to the NE corner of Lot 15; Thence S. 17°50' E., a distance of 10.5 feet on the east end line of Lot 15; Thence S. 70°10' W., parallel with the north side line of Lot 15 to the west end line of Lot 15; Thence N. 17°50' W., along the west end line of Lot 15 a distance of 10.5 feet to the NW corner of Lot 15 the place of beginning. Also, a parcel of land in Lots 16 and 17 in Block 37, more particularly described as follows: Beginning at the SE corner of Lot 16 in Block 37; Thence N. 17° 50' W., along the east end line of Lots 16 and 17 to the NE corner of Lot 17; Thence S. 70°50' W., along the North side line of Lot 17 a distance of 87 feet to a point on the North side line Lot 17; Thence S. 17°50' W., to a point on the South side line of Lot 16; Thence N. 70°10' E., a distance of 87 feet along the South side of Lot 16 to the SE corner of Lot 16, the place of beginning; Also all of Lot 18 in Block 37, as the same are delineated and described on the Official Map or Plat of the Townsite of Eureka Approved by the United States Land Office on November 19, 1937, on file in the Office of the County

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Recorder of Eureka County at Eureka, Nevada, together
with all improvements and personal property thereon
situate.

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This metes and bounds legal description has been previously recorded
on the 3rd day of July, 1980, in Book 83, Official Records of the Office of
the Eureka County Recorder, at Page 23 as File No. 74483.

TOGETHER WITH all other real property in which Grantor now has,
and in which he hereafter acquires, any right, title and/or interest
therein, if any, whether located within the State of Nevada, or outside
the State of Nevada.

TOGETHER WITH all buildings and improvements situate 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.

SUBJECT TO all of the terms and conditions of the Robert Peters
Revocable Trust dated January 5, 2016. ("Trust Agreement") by and
between Grantor as Trustor and Grantees as Trustees, as thereafter
amended from time to time.

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 of more than one Trustee.

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3. A change in the identity or number of Trustees may be established of record by an affidavit or certification 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 or certification.
4. Any Successor Trustee shall, by the act of appointment, be vested with the prior Trustee's 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 or certifications above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits or certifications to review the Trust Agreement then in effect, or other non-record events, or otherwise.

DATED: June 22, 2016

GRANTOR:

Robert B Peters
ROBERT B. PETERS

Grantee hereby accepts the above conveyance.

DATED: June 22 2016

GRANTEE:

Robert Peters
ROBERT PETERS, Trustee of the Robert
Peters Revocable Trust dated January 5,
2016

STATE OF _____,

COUNTY OF _____.

On June ____, 2016, personally appeared before me, a Notary Public, **Robert B. Peters**, personally known (or proved) to me to be the persons whose name is subscribed to the above instrument who acknowledged that he executed the above instrument, individually, and as Trustee of the Robert Peters Revocable Trust dated January 5, 2016.

NOTARY PUBLIC

16060212e.upd

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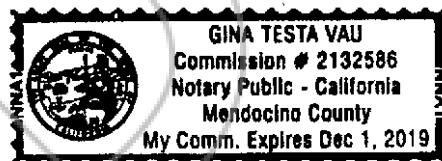
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Mendocino)

On June 22, 2016, before me, Gina Testa Vau, Notary Public, personally appeared Robert Peters, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Gina Testa Vau (Seal)



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-231606

06/28/2016

03:08PM

Official Record

Requested By

WILSON BARROWS SALYER JONES

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1

Fee: \$19.00

Recorded By SS

PRTT: \$0.00

1. Assessor Parcel Number (s)

a) 001-065-12

b)

c)

d)

2. Type of Property:

a) ☐

Vacant Land

c) ☐

Condo/Twnhse

e) ☐

Apt. Bldg.

g) ☐

Agricultural

i) ☐

Other

b) ☒

Single Fam Res.

d) ☐

2-4 Plex

f) ☐

Comm'l/Ind'l

h) ☐

Mobile Home

FOR RECORDERS OPTIONAL USE ONLY

Notes:

3. Total Value/Sales Price of Property:

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

\$ 0.00

Transfer Tax Value:

\$ 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:

A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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

Layer

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Robert B. Peters

Address: P.O. Box 277

City: Lakeport

State: CA Zip: 95435

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert Peters Trust, (as trustee)

Address: P.O. Box 277

City: Lakeport

State: CA Zip: 95435

COMPANY/PERSON 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)