

DOC# 231753
08/09/2016 04:05PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By LH RPTT: \$776.10
Book- 0593 Page- 0187



0231753

A.P.N. No.:	007-370-06
R.P.T.T.	\$776.10
Escrow No.:	01415-21880
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Trevor Otis Spear	
PO Box 302	
Eureka, NV 89316	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kathy Goicoechea as Sole Trustee of the Phyllis Rosamond LaRose Revocable Living Trust, dated December 16, 2002 and Elias Goicoechea and Kathy Goicoechea, as husband and wife

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Trevor Otis Spear, an unmarried man

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel A as shown on that certain Parcel Map for Norbert Walter and Eileen Walter filed in the office of the County Recorder of Eureka County, State of Nevada, on November 15, 1988, as File No. 124822, being a portion of Section 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided twenty-five percent (25%) in and to all minerals of every kind, nature and description, lying in and under said land, as conveyed to Ivan L. Smart, an unmarried man, in deed recorded May 2, 1994, in Book 268, Page 463, and correction thereof recorded May 5, 1994, in Book 269, Page 12, Official Records of Eureka County, Nevada.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 21, 2016

PHYLLIS ROSAMOND LAROSE REVOCABLE LIVING TRUST, DATED DECEMBER 16, 2002

Kathy Goicoechea
Kathy Goicoechea, Sole Trustee

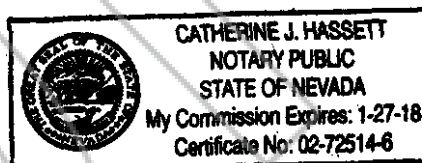
Elias Goicoechea
Elias Goicoechea

Kathy Goicoechea
Kathy Goicoechea

State of Nevada)
County of Elko) ss.

This instrument was acknowledged before me on the 26 day of July, 2016
By: Kathy Goicoechea as Sole Trustee of the Phyllis Rosamond LaRose Revocable Living Trust, dated December 16, 2002

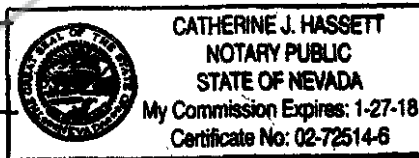
Signature: Catherine J. Hassett
Notary Public 1/27/18



State of Nevada
County of Elko

This instrument was acknowledged before me on the 26 day of July, 2016
By: Elias Goicoechea and Kathy Goicoechea

Signature: Catherine J. Hassett
Notary Public 1/27/18



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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1. Assessor Parcel Number(s)

- a) 007-370-06
- 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: *Verified Trust. KH*

3. Total Value/Sale Price of Property

\$199,000.00

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: \$199,000.00

Real Property Transfer Tax Due: \$776.10

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 *Kathy Goicoechea* Capacity Grantor
Kathy Goicoechea, Sole Trustee

Signature _____ Capacity Grantee
Trevor Otis Spear

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Phyllis Rosamond LaRose Revocable Living Trust, dated December 16, 2002
Address: 960 Tobiano Rd
City: Spring Creek
State: NV Zip: 89815

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Trevor Otis Spear
Address: PO Box 302
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow #: 01415-21880
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED