

DOC # 0231761

08/11/2016

01:49 PM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV

Sara Simmons - Recorder

Fee: \$16.00

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RPT: \$1,072.50

Recorded By: LH

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0231761

A.P.N. No.:	001-071-16 and 001-071-17
R.P.T.T.	\$1,072.50
Escrow No.:	01415-22225
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Maria del Refugio Adriana Urena and Santiago Casas Martinez	
P.O. Box 233	
Eureka, NV 89316	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Wayne D. Robinson and Mary Beth Robinson, Trustees of The Robinson Family Trust dated October 14, 2015

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

Maria del Refugio Adriana Urena, an unmarried woman and Santiago Casas Martinez, an unmarried man as joint tenants,

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

Lot 2, Block 21: (Adjusted description of Lot 2)

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448, Corner No. 1, the true point of beginning of this description;

Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 2;

Thence South 72°09'55" West, along the adjusted boundary line between Lots 2 and 3 of Block 21 of Eureka Townsite for a distance of 111.21 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;

Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 16.00 feet to Corner No. 4, a point described as being the most westerly corner of Lot 1, Block 21, Eureka Townsite;

Thence North 72°09'56" East, along the original boundary line between Lots 1 and 2 as shown on said Eureka Townsite map for a distance of 111.24 feet to Corner No. 1, the true point of beginning of this description.

Lot 3, Block 21: (Adjusted description of Lot 3)

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448;

Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most easterly corner of Lot 4, Block 21 of Eureka Townsite;

Thence South 72°10' West, along the boundary line between Lots 3 and 4 of Block 21 of Eureka Townsite for a distance of 111.12 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;

Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 48.80 feet to Corner No. 4;

Thence North 72°09'55" East, along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No. 1, the true point of beginning of this description;

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 8, 2016

The Robinson Family Trust

Dated October 14, 2015

By: Wayne D Robinson, Trustee
Wayne D Robinson, Trustee
Mary Beth Robinson, Trustee
Mary Beth Robinson, Trustee



State of Nevada)

County of Orinda)

ss.

This instrument was acknowledged before me on the 8th day of July, 2016

By: Wayne D. Robinson and Mary Beth Robinson, as Trustees of The Robinson Family Trust dated October 14, 2015

Signature: *Cherisse A. Hayward*

Notary Public



(One inch Margin)



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-231761

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Official Record

1. Assessor Parcel Number(s)

a) 001-071-16

b) 001-071-17

c)

d)

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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

Book:

Date of Recording:

Notes:

Page 1 of 1 Fee: \$16.00
Recorded By: LH RPTT: \$1,072.50
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3. Total Value/Sale Price of Property

\$275,000.00

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

\$275,000.00

Real Property Transfer Tax Due:

\$1,072.50

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.

The Robinson Family Trust
Signature: *dated October 14, 2015* Capacity Grantor
The Robinson Family Trust dated October 14, 2015

Signature _____ Capacity Grantee
Maria del Refugio Adriana Urena and Santiago Casas Martinez

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

Print Name: The Robinson Family Trust dated
October 14, 2015
Address: 840 Lazy Heart Lane
City: Fallon
State: NV Zip: 89406

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

Print Name: Maria del Refugio Adriana Urena
Address: P.O. Box 233
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company
Address: 810 Idaho Street
City: Elko

Escrow #: 01415-22225

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED