

APN: 001-221-07

001-221-13'414  
Recording Requested By:

Dustin Marvel, Esq.  
217 Idaho Street  
Elko, Nevada 89801

**DOC# 231911**

09/02/2016

11:45AM

**Official Record**

Requested By  
FIRST AMERICAN TITLE RENO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 8

Fee: \$0.00

Recorded By LH

RPTT: \$0.00

Book- 0595 Page- 0244

*The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.*

*9/2/16 #121-2502435-MLR*



0231911

**GRANT, BARGAIN AND SALE DEED  
AND BILL OF SALE**

THIS INDENTURE, made and entered into this 31st day of August, 2016 by and between NEVADA RURAL HOUSING AUTHORITY, a local government entity created and organized under Nevada Revised Statutes 315, hereinafter referred to as "Grantor;" and EUREKA COUNTY, a political subdivision of the State of Nevada, hereinafter referred to as "Grantee".

**WITNESSETH:**

A.

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents hereby grant, bargain, sell, and convey unto the Grantee, and to its successors and assigns forever, any and all of Grantor's right, title, and interest in and to the real property situate in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Real Property").

To have and to hold together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof unto the Grantee, its successors and assigns, forever.

B.

**Bill of Sale**

**KNOW ALL MEN BY THESE PRESENTS**, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby irrevocably convey, sell, and deliver unto Grantee, all of Grantor's right, title, and interest in and to all personal property, systems, improvements, amenities, approvals, permits, tenant security deposits, lease agreements, prepaid rents and future rents, equipment and other items of personal property and fixtures owned by Grantor, attached or appurtenant to, or located on the Real Property and used in connection with the ownership, operation, maintenance and management of the Real Property, **TO HAVE AND TO HOLD** the same unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed the day and year first above written.

<b>Grantor:</b> NEVADA RURAL HOUSING AUTHORITY, a local government entity created and organized under Nevada Revised Statutes Chapter 315  By: <u><i>D. Garry Longaker</i></u> D. Garry Longaker Executive Director	<b>Grantee:</b> EUREKA COUNTY, a political subdivision of the State of Nevada  SIGNED IN COUNTERPART By: _____ J.J. Goicoechea Chairman, Board of County Commissioners
--	--

STATE OF NEVADA            )  
  : ss.  
COUNTY OF CARSON CITY )

On the 24<sup>TH</sup> day of AUGUST, 2016, before me, a notary public in and for said State, personally appeared D. GARRY LONGAKER 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 capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

*Beth A. Dunning*  
NOTARY PUBLIC



STATE OF NEVADA            )  
  : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public in and for said State, personally appeared \_\_\_\_\_ 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 capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


WITNESS my hand and official seal

*Attached*  
NOTARY PUBLIC



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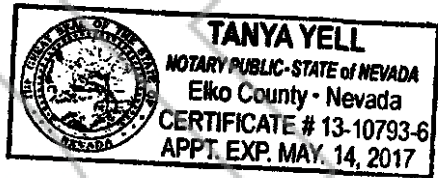
<b>Grantor:</b> NEVADA RURAL HOUSING AUTHORITY, a local government entity created and organized under Nevada Revised Statutes Chapter 315 <b>SIGNED IN</b> <b>COUNTERPART</b> By: _____ Willis Swan Chairman, Board of Commissioners	<b>Grantee:</b> EUREKA COUNTY, a political subdivision of the State of Nevada By: _____  J. Goicoechea Chairman, Board of County Commissioners
--	--

STATE OF NEVADA            )  
   : ss.  
 COUNTY OF ELKO        )

On the 1st day of SEPTEMBER, 2016, before me, a notary public in and for said State, personally appeared JULIAN GOICOECHEA 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 capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

  
 \_\_\_\_\_  
 NOTARY PUBLIC



STATE OF NEVADA            )  
   : ss.  
 COUNTY OF \_\_\_\_\_ )

On the \_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public in and for said State, personally appeared \_\_\_\_\_ 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 capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Attached  
 \_\_\_\_\_  
 NOTARY PUBLIC



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**EXHIBIT 'A'**

**PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR EUREKA CANYON  
MULTIFAMILY NEVADA RURAL HOUSING AUTHORITY, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA ON JULY 17, 2012, AS FILE  
NO. 220777, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B. & M.**



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**EXHIBIT B TO GRANT, BARGAIN AND SALE DEED**

COPY



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**EXHIBIT B TO GRANT, BARGAIN AND SALE DEED**

**ESTOPPEL AFFIDAVIT**

State of Nevada )  
 ) ss.  
County of Carson City )

Nevada Rural Housing Authority, a local government entity created and organized under Nevada Revised Statutes Chapter 315, being first duly sworn, hereby states: That it is the identical party who made, executed and delivered that certain Grant Bargain and Sale Deed to Eureka County, a political subdivision of the State of Nevada dated August 31, 2016 ("Deed"), conveying the following described real property in the City of Eureka, County of Eureka State of Nevada, to-wit (the "Property"):

AS DESCRIBED IN EXHIBIT A ATTACHED HERETO.

The affiant(s) now are, and at all times herein mentioned were employees of Nevada Rural Housing Authority;

That the Deed is intended to be and is an absolute conveyance of the title of the Property to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

That, in the execution and delivery of the Deed, affiant(s) were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for the Deed was and is the full cancellation of all debts, obligations, costs, and charges ("Consideration") secured by those certain Deeds of Trust heretofore existing on the Property executed by Nevada Rural Housing Authority, as Trustor(s), to Stewart Title of Nevada Holdings, Inc., as Trustee, for Eureka County, as Beneficiary, dated September 13, 2011 and May 25, 2012 and recorded September 19, 2011 and May 29, 2012 as Instrument No. 0218614 and 0220477, respectively, of Official Records of Eureka County, Nevada ("Deeds of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of **First American Title Insurance Company**, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;



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**EXHIBIT B TO GRANT, BARGAIN AND SALE DEED  
ESTOPPEL AFFIDAVIT - continued**

That affiant(s), and each of them, will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated August 31, 2016

*Doug Sage*

State of Nevada

County of Carson City

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> day of September, 2016, by D. Gary Longaker, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Beth A. Dunning* (Seal)



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**EXHIBIT 'A'**

**PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR EUREKA CANYON  
MULTIFAMILY NEVADA RURAL HOUSING AUTHORITY, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA ON JULY 17, 2012, AS FILE  
NO. 220777, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B. & M.**



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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 001-221-13 and 14 -07  
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 \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$5,781,348.04  
b) Deed in Lieu of Foreclosure Only (value of ( \$ ))  
c) Transfer Tax Value: \$-0-  
d) Real Property Transfer Tax Due: \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2  
b. Explain reason for exemption: Deeding into a government agency

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: SELLER / GRANTOR  
Capacity: \_\_\_\_\_

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

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

Print Name: NEVADA RURAL HOUSING  
AUTHORITY

Print Name: Eureka County

Address: 3695 Desatoya Drive

Address: c/o Dustin Marvel, Esq.,  
217 Idaho Street

City: Carson City

City: Elko

State: NV      Zip: 89701

State: NV      Zip: 89801

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

First American Title Insurance  
Print Name: Company  
Address: 5310 Kietzke Lane, Suite 100  
City: Reno

File Number: 121-2502435 MLR/MLR  
State: NV      Zip: 89511-2043

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

**DOC# DV-231911**

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**Official Record**

Requested By  
FIRST AMERICAN TITLE RENO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 1      Fee: \$0.00  
Recorded By LH      PRTT: \$0.00

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-221-13 and 14 - 07  
 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$5,781,348.04  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$-0-  
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4. **If Exemption Claimed:**

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 b. Explain reason for exemption: Deeding into a government agency

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Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: AAWW

Capacity: GRANTEE DISTRICT ATTORNEY

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

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

Print Name: NEVADA RURAL HOUSING AUTHORITY

Print Name: Eureka County  
c/o Dustin Marvel, Esq.,

Address: 3695 Desatoya Drive

Address: 217 Idaho Street

City: Carson City

City: Elko

State: NV Zip: 89701

State: NV Zip: 89801

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

First American Title Insurance

Print Name: Company

File Number: 121-2502435 MLR/MLR

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