

APN: 003-302-07
003-302-08
003-302-13
003-302-15
003-302-19
005-060-02
005-090-67
005-180-41
005-180-42

DOC # 0231921

09/12/2016

10:59 AM

Official Record

Recording requested By
COPENHAVER & MCCONNELL

Eureka County - NV

Sara Simmons - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$58.50

Recorded By: LH

Book- 595 Page- 0278



0231921

Send Tax Statements To:

Mitchell B. Martin
9715 Independence Drive, Apt. 105
Anchorage, AK 99507

When recorded return to:

Copenhaver & McConnell, P.C.
950 Idaho Street
Elko, NV 89801

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, DORIS H. LAZAROS, a widow, as her sole and separate property as Grantor, does hereby grant, bargain and sell to MITCHELL B. MARTIN, AUDREY RAE KELLEY, ALENA MANGUM and CHELSEY JAY WILSON, all as joint tenants with rights of survivorship, as Grantees, the property located in the County of Eureka, State of Nevada, described as follows:

Real Property

A one-half interest in the following real property:

See Exhibit 'A'

RESERVING UNTO GRANTOR a life estate in all of the real property referenced herein, for the life of Grantor.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees and their successors and assigns, forever.

SIGNED this 28th day of June, 2016.

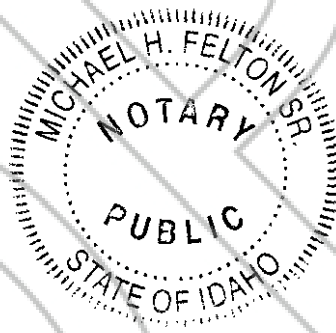
GRANTOR:

Doris H. Lazaros
DORIS H. LAZAROS

State of Idaho
County of Twin Falls

This instrument was acknowledged before me on the 28th day of June, 2016, by DORIS H. LAZAROS.

[Signature]
NOTARY PUBLIC



LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 25: NE1/4NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: SE1/4SE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 29: NE1/4NW1/4; W1/2NW1/4NW1/4; NE1/4NW1/4NW1/4; SE1/4NW1/4NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 4:

Lots 21, 22, 23, 51, 52, 53, 54, 58, 59 and 60, El Cortez Ranch Unit No. 1, as shown on the official map recorded November 18, 1968 as File No. 48021.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.



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**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-231921
09/12/2016 10:59 AM
Official Record

Recording requested by
COPENHAVER & MCCONNELL

**Eureka County - NV
Sara Simmons - Recorder**

Page 1 of 1 Fee: \$16.00
Recorded By: LH RPTT: \$58.50
Book- 595 Page- 0278

1. Assessor Parcel Number (s)

- a) 003-302-07
- b) 003-302-08
- c) 003-302-13
- d) 003-302-15
- e) 003-302-19
- f) 005-060-02
- g) 005-090-67
- h) 005-180-41
- i) 005-180-42

2. Type of Property:

- a) x Vacant Land
- b) Single Fam Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$14,864.00
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$ 58.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: none
- 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 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 - Grantor
 Signature _____ Capacity - Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: Doris H. Lazaros	Print Name: Mitchell B. Martin et. al.
Address: 210 Clinton Drive	Address: 9715 Independence Dr., Apt. 105
City: Twin Falls	City: Anchorage
State: ID Zip: 83301	State: AK Zip: 99507

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Copenhaver & McConnell, P.C. Escrow #
 Address: 950 Idaho Street
 City: Eiko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)