

**DOC# 232575**

01/24/2017

03:07PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Lisa Hoehne - Recorder**

Page: 1 of 4      Fee: \$17.00  
Recorded By CH      RPTT: \$1,443.00  
Book- 0598      Page- 0394



0232575

|                                |                           |
|--------------------------------|---------------------------|
| <b>A.P.N. No.:</b>             | 007-340-20 and 411-000-17 |
| <b>R.P.T.T.</b>                | \$1,443.00                |
| <b>Escrow No.:</b>             | 01415-24233               |
| <b>Recording Requested By:</b> |                           |
| <b>Stewart Title</b>           |                           |
| <b>Mail Tax Statements To:</b> | <i>Same as below</i>      |
| <b>When Recorded Mail To:</b>  |                           |
| Chad D Bliss                   |                           |
| PO Box 585                     |                           |
| Eureka, NV 89316               |                           |

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Robert Jean Ithurraide and Patricia Ann Ithurraide, co-Trustees of The Robert and Patricia Ithurraide Family Trust, u/d/t dated October 13, 1997 as to an undivided one-half interest and James P Ithurraide, a widower, as to an undivided one-half interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Chad D Bliss and Rosie J Bliss, husband and wife as joint tenants with right of survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

**PARCEL 1:**

TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 30: Lots 12, 13, 14, 19 and 20;

EXCEPTING THEREFROM all that portion of said land as conveyed to Robert C. Herrera and Clarisse Herrera, husband and wife, and Robert Carl Herrera, a single man, in deed recorded November 1, 1991 in Book 228, Page 82, Official Records of eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to Gary G. and Melody I. Garaventa in deed recorded June 4, 1996 in Book 297, Page 217, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to Robert C. Herrera and Clarisse E. Herrera Family Trust in deed recorded August 28, 1997 in Book 311, Page 500, Official Records of Eureka County, Nevada.

**PARCEL 2:**

A parcel of land located within Lot 11 (SW1/4NE1/4) of Section 30, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, and being further described as follows:

Commencing at the N1/4 corner of Section 30, Township 20 North, Range 53 East, M.D.B.&M.;

Thence South 0°37'23" West along the N-S1/4 section line of said Section 30 for a distance of 2651.68 feet to the center 1/4 of said Section 30, Corner No. 1, the true point of beginning;

Thence North 89°24'07" along the south boundary of Lot 11 of said Section 30 for a distance of 1388.83 feet to the SE corner of Lot 11, Corner No. 2 of this description;

Thence North 0°30'04" East along the east boundary of Lot 11 of said Section 30 for a distance of 193.08 feet to a point on the southerly right-of-way line of U.S. Highway 50, Corner No. 3 of this description;

Thence North 70°00'02" West along the southerly right-of-way line of U.S. Highway 50 for a distance of 1471.44 feet to a point on the N-S1/4 section line of said Section 30, Corner No. 4 of this description;

Thence South 0°37'23" West along the N-S1/4 section line of said Section 30 for a distance of 710.86 feet to Corner No. 1, the true point of beginning.

**\*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.
3. \*

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: January 18, 2017  
~~\*TOGETHER WITH grazing rights;~~

TOGETHER WITH those certain water rights, appurtenant to the property, as set forth on Exhibit "A" attached hereto and made a part hereof  
THE ROBERT AND PATRICIA ITHURRALDE  
FAMILY TRUST, U/D/T DATED OCTOBER 13, 1997

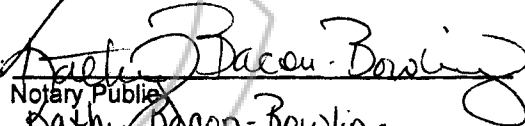
\_\_\_\_\_  
Robert Jean Ithurralde, Trustee

  
\_\_\_\_\_  
James P Ithurralde

\_\_\_\_\_  
Patricia Ann Ithurralde, Trustee

\_\_\_\_\_  
State of NV )  
County of Eureka ) ss.

This instrument was acknowledged before me on the 18<sup>th</sup> day of January, 2017  
By: James P. Ithurralde

Signature:   
\_\_\_\_\_  
Notary Public  
Kathy Bacon-Bowling



Thence North 89°24'07" along the south boundary of Lot 11 of said Section 30 for a distance of 1388.83 feet to the SE corner of Lot 11, Corner No. 2 of this description;

Thence North 0°30'04" East along the east boundary of Lot 11 of said Section 30 for a distance of 193.08 feet to a point on the southerly right-of-way line of U.S. Highway 50, Corner No. 3 of this description;

Thence North 70°00'02" West along the southerly right-of-way line of U.S. Highway 50 for a distance of 1471.44 feet to a point on the N-S1/4 section line of said Section 30, Corner No. 4 of this description;

Thence South 0°37'23" West along the N-S1/4 section line of said Section 30 for a distance of 710.86 feet to Corner No. 1, the true point of beginning.

**\*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.
3. \*

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: January 20th 2017

\*TOGETHER WITH grazing rights;

TOGETHER WITH those certain water rights, appurtenant to the property, as set forth on Exhibit "A", attached hereto and made a part hereof

THE ROBERT AND PATRICIA ITHURRALDE FAMILY TRUST, U/D/T DATED OCTOBER 13, 1997

[Signature]  
Robert Jean Ithurralde, Trustee

\_\_\_\_\_  
James P Ithurralde

[Signature]  
Patricia Ann Ithurralde, Trustee

State of UT )  
County of Salt Lake ) ss.

This instrument was acknowledged before me on the 20th day of January, 2017  
By: [Signature] Alexandria Garcia

Signature: [Signature]  
Notary Public Alexandria Garcia

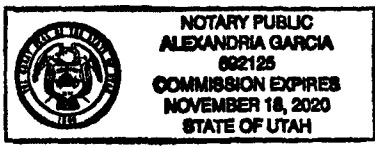


EXHIBIT "A"

All those certain springs and water rights in Eureka County, Nevada, all of which are more particularly bounded and described as follows:

| Water Right No. | Description          |
|-----------------|----------------------|
| 73629           |                      |
| V04497          | China Canyon         |
| V04483          | Diamond Spring       |
| V04489          | Gibellini #1         |
| V04490          | Gibellini #2         |
| V04488          | Gibellini #3         |
| V04491          | Leonard #1-2         |
| V04493          | Lucky #1             |
| V04492          | Lucky #2             |
| V04499          | Milk Ranch Spring    |
| 73432           | PW-2                 |
| 73431           | PW-3                 |
| 75105           | PW-6                 |
| 75107           | PW-6                 |
| V04500          | Spanish Gulch Spring |
| V04496          | Summit #1            |
| V04495          | Summit #2            |
| V04494          | Summit #3            |
| V04487          | Unnamed #2           |
| V04486          | Unnamed #3           |
| V04482          | Unnamed #5           |
| V04498          | Unnamed #1           |
| V04484          | Unnamed Spring #4    |



232575

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-232575**

01/24/2017 03:07PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Lisa Hoehne - Recorder**

Page: 1 of 1 Fee: \$17.00  
Recorded By CH PRTT: \$1,443.00

1. Assessor Parcel Number(s)  
 a) 007-340-20  
 b) 411-000-17  
 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: \_\_\_\_\_

3. Total Value/Sale Price of Property 4,000,000.00  
3,370,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: 3,370,000.00  
 Real Property Transfer Tax Due: \$1,443.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 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 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 James P Ithurralde

Signature Chad D Bliss and Rosie J Bliss Capacity grantee  
 Chad D Bliss and Rosie J Bliss, husband and wife  
 as joint tenants with right of survivorship

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: James P Ithurralde, et al  
 Address: PO BOX 585  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Chad D Bliss, et ux  
 Address: PO Box 585  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow #: 01415-24233  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801