

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

A.P.N. No.:	007-340-20 and 411-000-17
R.P.T.T.	\$1,443.00
Escrow No.:	01415-24233
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
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
James P Ithurralde

Patricia Ann Ithurralde, Trustee

State of NV)
County of Eureka) ss.

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

Signature: Kathy Bacon-Bowling
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

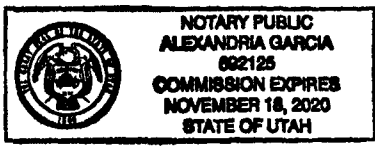


EXHIBIT "A"

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)**

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

Print Name: James P Ithurralde, et al
 Address: PO BOX 585
 City: Eureka
 State: NV Zip: 89316

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