

APN# 007-330-27

Send tax statements to:  
William and Darla Baumann  
P.O. Box 881  
Eureka, NV 89316

When recorded return to:  
Copenhaver & McConnell, P.C.  
950 Idaho Street  
Elko, NV 89801

**DOC# 232591**

02/02/2017

03:05PM

**Official Record**

Requested By  
COPENHAVER & MCCONNELL, PC  
**Eureka County - NV**

**Lisa Hoehne - Recorder**

Page: 1 of 3 Fee: \$16.00

Recorded By CH RPTT: \$0.00

Book- 0599 Page- 0095



0232591

GRANT, BARGAIN AND SALE DEED

FOR CONSIDERATION RECEIVED, JAMES E. BAUMANN and VERA L. BAUMANN as Trustees of the BAUMANN FAMILY TRUST, executed February 26, 2007 as Grantor, does hereby grant, bargain and sell to, WILLIAM E. BAUMANN and DARLA R. BAUMANN, husband and wife as community property with rights of survivorship, as Grantees, and to the heirs and assigns of survivor, forever, all of the Grantor's right, title and interest in and to the property located in Eureka County, Nevada and more particularly described as follows:

Commonly known as 710 3<sup>rd</sup> Street, Diamond Valley, Eureka County, Nevada

APN: 007-330-27

See Exhibit A

TOGETHER WITH any and all improvements of any name or nature situate thereon.

TOGETHER WITH all and singular the tenements, hereditaments and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

Includes all water rights and the well located on the property.

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

SIGNED this 29<sup>th</sup> day of December, 2016.

GRANTOR:

BAUMANN FAMILY TRUST,  
executed February 26, 2007

James E. Baumann  
JAMES E. BAUMANN, Trustee

Vera L. Baumann  
VERA L. BAUMANN, Trustee

State of Nevada  
County of Eureka

This instrument was acknowledged before me on the 29<sup>th</sup> day of December, 2016, by JAMES E. BAUMANN and VERA L. BAUMANN as Trustees of the BAUMANN FAMILY TRUST, executed February 26, 2007

Amy Jensen  
NOTARY PUBLIC

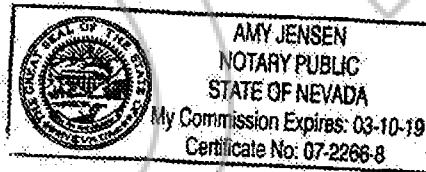


Exhibit A

APN 007-330-27

Township 20 North, Range 53 East, M.D.B.&M.

Commencing at the SW Corner of Section 10, Township 20 North, Range 53 East, M.D.Mer.,  
the TRUE POINT OF BEGINNING.

Thence N 0°01'00"W along the west boundary of said section 10, 251.00 feet;

Thence S 89°50'00"E, 2639.66 feet to a point on the center 1/16 line of said Section 10;

Thence N 89°50'00"W along the south boundary line of said Section 10, 2639.66 feet to the  
TRUE POINT OF BEGINNING.

Containing 662,551.27 square feet or 15.2101 acres of the SW 1/4 Section 10, Township 20  
North, Range 53 East, M.D.Mer., Eureka County, Nevada.

Section 15: Northwest 1/4; North 1/2 of the Southwest 1/4; the Southeast 1/4 Southwest 1/4; Lot 1

EXCEPTING THEREFROM Parcel B as shown on that map file in the Office of the County  
Recorder of Eureka County, Nevada as File Number 165069.

FURTHER EXCEPTING THEREFROM that parcel conveyed to Eureka County Nevada by  
Deed recorded February 22, 1990 in Book 208, Page 276.



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**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC# DV-232591**

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Page: 1 of 1

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PRTT: \$0.00

**1. Assessor Parcel Number (s)**

a) 007-330-27

b)

c)

d)

**2. Type of Property:**

a) Vacant Land

c) Condo/Twnhse

e) Apt. Bldg.

g) Agricultural

i) Other

b) ☒ Single Fam Res.

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

h) ☐ Mobile Home

**3. Total Value/Sales Price of Property:**

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

\$ 0.00

Transfer Tax Value:

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer from a trust without consideration.

**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**

(REQUIRED)

Print Name: Baumann Family Trust

Address: P.O. Box 308

City: Eureka

State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: William E. & Darla R. Baumann

Address: P.O. Box 881

City: Eureka

State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Copenhaver & McConnell, PC

Escrow #

Address: 950 Idaho Street

City: Elko

State: Nevada

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)