

DOC# 232618

02/16/2017

03:18PM

Official Record

Requested By
BOSTON NATIONAL TITLE AGENCY, LLC
Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 3 Fee: \$16.00

Recorded By CH RPTT: \$0.00

Book- 0599 Page- 0198



0232618

PARCEL IDENTIFICATION NUMBER: 001-081-08

Commitment Number: NV17100622

After Recording, Send To:

Boston National Title LLC
129 W Trade Street, 9th Floor
Charlotte NC, 28202

SEND TAX STATEMENTS/BILLS TO:

Frank M. Self and husband, and Janet L. Self
90 Smith St Eureka, NV 89316

GENERAL WARRANTY DEED

Exempt: Section NRS 375.090(5): transfer between spouses

Frank M. Self, trustee of the Frank and Janet Self Family Revocable Trust dated March 7, 2000 and Janet L. Self, trustee of the Frank and Janet Self Family Revocable Trust dated March 7, 2000, hereinafter grantors, whose tax-mailing address is 90 Smith St Eureka, NV 89316, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to Frank M. Self and Janet L. Self, husband and wife, as community property with right of survivorship, hereinafter grantees, whose tax mailing address is 90 Smith St Eureka, NV 89316, the following real property:

The property located in the county of eureka, State of Nevada, Described as follows: Parcel 1: Lots 1 and 2 and the North 48.75 feet of lot 3, block 100, of the TOWNSITE OF EUREKA, county of Eureka, State of Nevada. Parcel 2: Beginning at a point at the Southwest Corner of Lot 3, Block 100, Original Townsite of Eureka, Nevada; Thence Westerly 100 feet, in a direct line with the south line of Block 3, Lot 100; Thence Northerly in a direct line parallel to the Westerly edge of Lots 1, 2 and 3 to its intersection with the designated street or streets; Thence Southeasterly along the south side of the street or streets, to a point in direct line with the Western line of Lots 1, 2 and 3, Block 100; Thence Southerly along the Western edge of Lots 1, 2 and 3, Block 100, to the Point of Beginning. EXCEPTING FROM Parcel 2, all that certain parcel of land convey to STEVEN E. HUBBARD and VADA L. HUBBARD, by Deed recorded August 25, 1982, in Book 104,

Page 566, Official Records, more particularly described as follows: A parcel of land within the sSE1/4 of the SE 1/4 of Section 14, Township 19 North, Range 53 East, M.D.&M., adjoining block 100 of the Townsite of Eureka, Nevada, as shown on the official Map of said Townsite, and more particularly described as follows: Beginning at the Northwesterly Corner of Lot 1 of said Block 100, as Corner No. 1 and from which the SE Corner of Block 93 of said townsite bears South 89°52'34" East, 439.76 feet; THENCE along the Westerly line of said Lot 1, South 24°32' east, 13.65 feet to Corner No. 2; THENCE South 34°00'36" West, 115.76 feet to Corner No. 3; THENCE North 24°32' West, 381.15 feet to Corner No. 4; THENCE South 48°31'00" East, 242.94 feet to Corner No. 5; THENCE South 24°32' East, 85.12 feet to Corner No. 1, the Point of Beginning. EXCEPTING FROM Parcels 1 and 2, all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada. Note: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Tax ID# 001-081-08 Being that parcel of land conveyed to Frank M. Self and Janet L. Self, as Trustee of the Frank and Janet Self Family Revocable Trust dated March 7, 2000, from Lisa S. Essex as Attorney in Fact For Helen Bishop McBarnes aka Helen McBarnes and as Attorney in Fact for Kay Ellen Rhodes aka Kay E. Rhodes by that deed dated 7/23/2007 and recorded 7/27/2007 in deed book 460, at page 163 of the Eureka County, NV public registry. PARCEL NUMBER(S): 001-081-08
Property Address is: 90 Smith St Eureka, NV 89316

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Official Records Book 460, Page 163



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Executed by the undersigned on 2/4, 2017:

the Frank and Janet Self Family Revocable Trust dated March 7, 2000

By: Frank M. Self

Frank M. Self

Its: Trustee

the Frank and Janet Self Family Revocable Trust dated March 7, 2000

By: Janet L. Self

Janet L. Self

Its: Trustee

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on February 4, 2017 by Frank M. Self and Janet L. Self, Trustees on behalf of the Frank and Janet Self Family Revocable Trust dated March 7, 2000 who is personally known to me or has produced NV Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CYNTHIA T GARCIA
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20014035123
My Commission Expires 11/6/2017

Cynthia T Garcia
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-232618
02/16/2017 03:18PM

Official Record

Requested By
BOSTON NATIONAL TITLE AGENCY, LLC
Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1 Fee: \$16.00
Recorded By CH PRTT: \$0.00

- 1. Assessor Parcel Number(s)
 - a. 001-081-08
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other

| | |
|---------------------------------|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
- c. Transfer Tax Value: \$ 0.00
- d. 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 with out consideration to or from trust

- 5. Partial Interest: Percentage being transferred: N/A %

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 Frank M. Self Capacity: _____

Signature Janet L. Self Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: the Frank and Janet Self Family Revocable Trust dated March 7, 2000 and the Frank and Janet Self Family Revocable Trust dated March 7, 2000

Address: 90 Smith St Eureka, NV 89316

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frank M. Self and husband, and Janet L. Self

Address: 90 Smith St Eureka, NV 89316

City: _____

State: _____ Zip: _____

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

Print Name: Jerica Adams

Address: 29 W Trade St, 9th Floor

City: Charlotte

Escrow # NV1710062

State: NC Zip: 28202