

APN: 005-260-67, 005-260-68
005-260-70, 005-670-14

Exempt: NRS 375.090 (7)

When Recorded mail to:
Goicoechea, Di Grazia,
Coyle & Stanton, Ltd.
530 Idaho Street
Elko, NV 89801

Affirmation: This document does
not contain the social security
number of any person, NRS 239B.030.

EUREKA COUNTY, NV 2017-234367
Rec \$35 00
Total \$35 00 12/11/2017 01:27 PM
SHAY YOPPS Pgs=4



LISA HOEHNE, RECORDER

E07

GRANT, BARGAIN AND SALE DEED TO GRANTOR'S TRUST

THIS INDENTURE, made and entered into this 1st day of November, 2017, by and between, **JEFFREY LYNN**, aka **JEFFREY ALLEN LYNN**, aka **JEFFREY A. LYNN**, aka **JEFF LYNN**, an unmarried man, herein referred to as GRANTOR, and **JEFFREY ALLEN LYNN**, as Trustor and Trustee of the **JEFFREY LYNN REVOCABLE LIVING TRUST** dated **November 1, 2017**, herein referred to as GRANTEE;

WITNESSETH:

The GRANTOR, for VALUABLE CONSIDERATION RECEIVED, does by these presents grant, bargain, sell and convey unto the said GRANTEE, and to the GRANTEE's successor Trustees and assigns, forever, all of his right, title, interest, claim and demand which the GRANTOR has, in and to the real property located in the County of Eureka, and State of Nevada, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings and improvements situate thereon said properties.

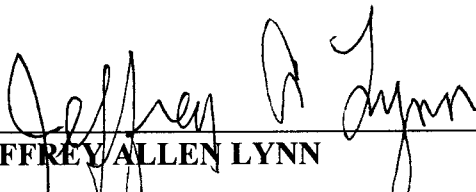
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof pertaining to all of said real property.

SUBJECT TO all easements as shown on Division of Land Into Large Parcels Map, File No. 177222.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said GRANTEE, its successor Trustees and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR executed this Deed as of the day and year first above written.


GRANTOR:

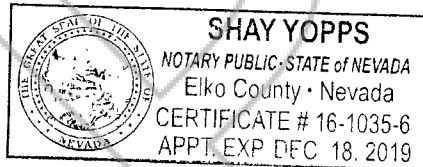


JEFFREY ALLEN LYNN

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 1 day of November, 2017, before me, a Notary Public, personally appeared **JEFFREY ALLEN LYNN**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledges that he executed the foregoing instrument.


NOTARY PUBLIC



SEND TAX BILL TO:

JEFFREY ALLEN LYNN, Trustor and Trustee
of the JEFFREY LYNN REVOCABLE LIVING TRUST d/t/d 11/1/17
10375 Bunny Trails
Battle Mountain, NV 89820

Exhibit “A”

APN: 005-260-67

Township 30 North, Range 49 East, MDB&M.

Section 1: SW ¼ NE ¼, shown as parcel 6 on Division of Land into Large Parcels Map, recorded in the Office of the Eureka County Recorder as File Number 177222.

EXCEPTING THEREFROM: 90 percent of all coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY in Deed recorded May 25, 1959, in Book 25, Page 297, Eureka County, Nevada.

APN: 005-260-68

Township 30 North, Range 49 East, MDB&M.

Section 1: SE ¼ NE ¼, shown as parcel 5 on Division of Land into Large Parcels Map, recorded in the Office of the Eureka County Recorder as File Number 177222.

EXCEPTING THEREFROM: 90 percent of all coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY in Deed recorded May 25, 1959, in Book 25, Page 297, Eureka County, Nevada.

APN: 005-260-70

Township 30 North, Range 49 East, MDB&M.

Section 1: NE ¼ SE ¼, shown as parcel 10 on Division of Land into Large Parcels Map, recorded in the Office of the Eureka County Recorder as File Number 177222.

EXCEPTING THEREFROM: 90 percent of all coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY in Deed recorded May 25, 1959, in Book 25, Page 297, Eureka County, Nevada.

APN: 005-670-14

The N½, Section 7, Township 28 N., Range 52 East, M.D.B.&M., Eureka County, Nevada, consisting of 160 acres, more or less.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 005-260-67
- b) 005-260-70
- c) 005-260-68
- d) 005-670-14

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	\$ 0.00	<u>40,643</u>
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 to Grantor's 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 Shay Yopp Capacity Secretary to Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jeffrey Allen Lynn
 Address: 13075 Bunny Trails
 City: Battle Mountain
 State: NV Zip: 89820

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey Lynn Revocable Living Trust, dated 11/1/17
 Address: 13075 Bunny Trails
 City: Battle Mountain
 State: NV Zip: 89820

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Goricochea, Di Grazia, Coyle & Stanton, Ltd Escrow # _____
 Address: 530 Idaho Street
 City: Elko State: NV Zip: 89801