

APN: 006-320-03, 006-340-03, 007-050-01, 007-050-02, 007-050-03

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=4

2018-234666

01/22/2018 02:00 PM

WILSON BARROWS SALYER JONES
LISA HOEHNE, RECORDER

E05

**Mailing Address of Grantee or Other Person
Requesting Recording:**

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Wilfred Bailey and Carolyn Bailey
P.O. Box 29
Eureka, Nevada 89316

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Tiffany Eklund

Paralegal

Name

Title

Signature

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEES:

Grantors: WILFRED R. BAILEY and BARBARA BAILEY, Trustees of the BAILEY FAMILY TRUST, A LIVING, REVOCABLE TRUST.

Grantees: WILFRED BAILEY and CAROLYN BAILEY, husband and wife.

Taking title as: Joint Tenants with right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

Township 23 North, Range 52 East, M.D.B.&M.

Section 1: Lot 1 of the NE1/4, and Lot 3 of the NW1/4

Section 2: SW1/4 NE1/4; NW1/4 SE1/4

Township 24 North, Range 52 East, M.D.B.&M.

Section 25: SE1/4 SE1/4; SW1/4 SE1/4

Section 36: All of the S1/2; all of the NE1/4; SE1/4 NW1/4

Township 24 North, Range 53 East, M.D.B.&M.

Section 30: Lots 3 and 4 of SW1/4

TOGETHER WITH all buildings and improvements situated on all of the above described Property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or in anywise appertaining to all of the above described Property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereon.

TOGETHER WITH any and all of Grantor's right title and interest, in and to all oil, gas, and mineral rights of whatever nature existing as part of, upon, beneath the surface of or within the above described Property, including any oil, gas, and mineral leases rentals, and/or royalties thereon.

TOGETHER WITH any and all fences, hay, corrals, buildings and other improvements on the above described Property.

WILSON | BARROWS | SALYER | JONES

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TOGETHER WITH any and all rights, privileges, preferences, permits and licenses to graze livestock upon the federal domain administered by the Bureau of Land Management.

TOGETHER WITH any and all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the above described Property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock-watering, domestic or any other use, or for the drainage of all or any part of the above described Property.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WILSON | BARROWS | SALYER | JONES

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GRANTORS:

DATED: January 11, 2018

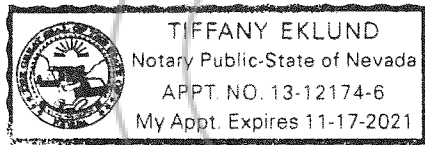
Wilfred R. Bailey
WILFRED R. BAILEY, as Trustee of the BAILEY
FAMILY TRUST, A LIVING, REVOCABLE TRUST

DATED: January 11, 2018

Barbara Bailey
BARBARA BAILEY, as Trustee of the BAILEY
FAMILY TRUST, A LIVING, REVOCABLE TRUST

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO)

On January 11, 2018, personally appeared before me, a Notary Public, **WILFRED R. BAILEY** and **BARBARA BAILEY**, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument as Trustees of the **BAILEY FAMILY TRUST, A LIVING, REVOCABLE TRUST**.



Tiffany Eklund
NOTARY PUBLIC

18016061.ski.wpd

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 006-320-03, 006-340-03
- b) 007-050-01, 007-050-02
- c) 007-050-03
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|--|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input checked="" 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:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: A Transfer of real property if the owner of the property is related to the person it is conveyed within the first degree of lineal consanguinity.(parent to child)

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Wilfred R. Bailey, et. al.
 Address: P.O. Box 66
 City: Eureka
 State: Nevada Zip: 89316

(REQUIRED)
 Print Name: Wilfred Bailey, et. al.
 Address: P.O. Box 29
 City: Eureka
 State: Nevada Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Wilson Barrows Salyer Jones Escrow # _____
 Address: 442 Court Street
 City: Elko State: Nevada Zip: 89801