

APN: 006-060-11
006-060-05 (Master No)

EUREKA COUNTY, NV
RPTT:\$3120.00 Rec:\$35.00
\$3,155.00 Pgs=4
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

2018-234875

04/02/2018 01:17 PM

ADDRESS FOR TAX STATEMENTS:

James Bullock
HC 65 Box 40
(Eureka, NV 89822)

When recorded return to:

Stewart Title Company
810 Idaho Street
Elko, NV 89801
170938-PA

GRANT BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, GLEN GRAYDON GUTTRY and CASEY LYNN GUTTRY, Trustees of the GUTTRY FAMILY TRUST, as Grantors do hereby grant, bargain and sell to JAMES BULLOCK and VERONICA BULLOCK, husband and wife, as community property with rights of survivorship, and AUSTIN KERBY and TOSHA KERBY, husband and wife, as community property with rights of survivorship, as Grantees, and to their heirs, successors and assigns, forever, the property located in the County of Eureka, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO

TOGETHER WITH all BLM and National Forest range and grazing right permits if any, and privileges, and range water and range watering rights of every name, nature, kind and description appurtenant to and used in connection with the above-described property.

TOGETHER WITH all water, water rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed in connection with the use of any of said lands including but not limited to the following permits:

- 81270
- 81271
- 81961

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.

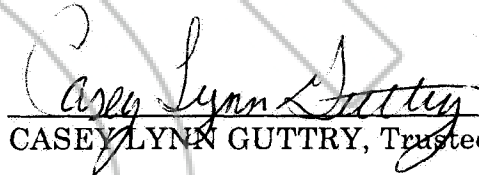
TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees and to their heirs, successors and assigns of the survivors accordingly, forever.

SIGNED this 2nd day of April, 2018.

GRANTOR:
GUTTRY FAMILY TRUST



GLEN GRAYDON GUTTRY, Trustee




CASEY LYNN GUTTRY, Trustee

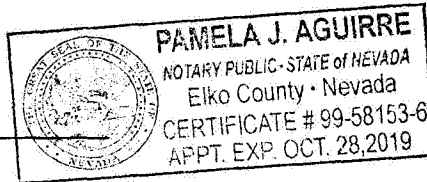
State of Nevada

County of Elko

This instrument was acknowledged before me on the 2nd day of April, 2018, by GLEN GRAYDON GUTTRY, Trustee of the GUTTRY FAMILY TRUST.




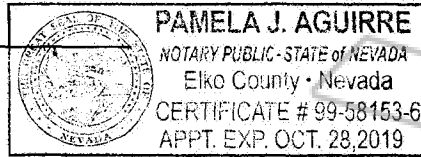
NOTARY PUBLIC
State of Nevada



County of Elko

This instrument was acknowledged before me on the 2nd day of April, 2018, by CASEY LYNN GUTTRY, Trustee of the GUTTRY FAMILY TRUST.


NOTARY PUBLIC



COPY

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

TOWNSHIP 27 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 11: Lots 2, 3 and 4; NE1/4SW1/4;
Section 14: Lots 2, 6 and 7; SW1/4NE1/4;
Section 21: SE1/4NE1/4; N1/2SE1/4;

EXCEPTING THEREFROM an undivided one-eighth interest unto Florence T. Moore, an undivided one-eighth interest unto Louise T. Youngman, in and to all oil, gas, other hydrocarbon substances and other minerals in and under said land and that may be produced from said land as reserved in deed recorded September 15, 1964 in Book 5, Page 524, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-twelfth interest unto C. Edward Crabtree, an undivided one-twelfth interest unto Ramona M. Rogers, an undivided one-twelfth interest unto Floyd E. Crabtree, in and to all oil, gas, other hydrocarbon substances and other minerals in and under said land and that may be produced from said land as reserved in deed recorded September 15, 1964 in Book 5, Page 526, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals now or at anytime hereafter situate therein and thereunder, as reserved by William A. Burum and Elizabeth L. Burum, husband and wife, in deed recorded September 15, 1964 in Book 5, Page 531, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals now or at anytime hereafter situate therein and thereunder, as reserved by W. A. Burum & Son, a California co-partnership, in deed recorded September 15, 1964 in Book 5, Page 532, Official Records, Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 006-060-05
 b) 006-060-11
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 800,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 800,000.00
 d. Real Property Transfer Tax Due \$ 3,120.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 Grantor
GUTTRY FAMILY TRUST
 Signature _____ Capacity Grantee
James Bullock, Veronica Bullock, Austin Kerby, and Tosha Kerby

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: GUTTRY FAMILY TRUST
 Address: 3169 Midland Drive
 City: Elko
 State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James Bullock, et ux et al
 Address: 1393 Spanish Valley Drive
 City: Moab
 State: UT Zip: 84532

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 170938
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED