

APN: 001-221-13

Recording Requested by:

Marvel & Marvel, Ltd.
217 Idaho Street,
Elko, NV 89801

EUREKA COUNTY, NV

2018-236166

RPTT:\$5850.00 Rec:\$35.00

\$5,885.00 Pgs=3

10/08/2018 01:34 PM

FIRST AMERICAN TITLE RENO

LISA HOEHNE, RECORDER

Mail Tax Statements/Notices to:

Gold Bar Enterprises LLC
150 King Street West
Suite 2800, P. O. Box 24
Toronto, Ontario M5H1J9

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

Eselow #121-2502435A-MLR

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **EUREKA COUNTY**, a political subdivision of the State of Nevada ("Grantor") hereby grants, bargains, sells and conveys to **GOLD BAR ENTERPRISES LLC**, a Nevada limited liability company ("Grantee"), all right, title and interest in and to that certain real property situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows:

PARCEL 1:

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR EUREKA CANYON MULTIFAMILY NEVADA RURAL HOUSING AUTHORITY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA ON JULY 17, 2012, AS FILE NO. 220777, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS PARCEL 2, ALONG THE ROAD COMMONLY KNOWN AS DIAMOND PEAK DRIVE, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR EUREKA CANYON MULTIFAMILY NEVADA RURAL HOUSING AUTHORITY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA ON JULY 17, 2012, AS FILE NO. 220777.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

(hereinafter the "Property").

RESTRICTIVE COVENANT: Grantor does grant, bargain, sell and convey unto Grantee, and to Grantee's successors and assigns, and Grantee does hereby accept the Property, subject to the following restrictive covenant, to wit: No owner of the Property shall ever apply for, use or maintain the Property as low income or public assistance housing pursuant to 42 U.S.C. § 1437; 26 U.S.C. § 42; or, any other Federal or State housing assistance or voucher program as may be in effect from time to time. The foregoing restrictive covenant shall be effective as of the date of the recording of this Deed, which restrictive covenant shall run with the land, and shall be binding upon the Grantee and all future owners of the Property, including, without limitation, any heirs, personal representatives, successors and assigns. Grantor shall have the right to enforce the restrictive covenant by filing suit in the Seventh Judicial District Court. Grantor reserves all rights and remedies in law and in equity, specifically including, but not limited to, injunctive relief, to enforce the restrictive covenant. In the event Grantor seeks to enforce the restrictive covenant, and prevails in court, in whole or in part, Grantor shall be awarded its actual attorneys' fees, costs and expenses.

TO HAVE AND TO HOLD the said Property, together with the appurtenances, unto the said Grantee, and to Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed as of the date set forth below.

Dated this 5th day of October, 2018.

GRANTOR:

**EUREKA COUNTY, a political
subdivision of the State of Nevada**

By: _____

J. J. GOICOECHEA

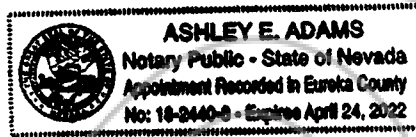
Title: **CHAIRMAN, BOARD OF
COUNTY COMMISSIONERS**

STATE OF NEVADA }
 } SS
COUNTY OF EUREKA }

On the 5th day of October, 2018, personally appeared before me, a Notary Public, J.J. GOICOECHEA, proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument in his capacity as Chairman of the Board of County Commissioners for the County of Eureka, State of Nevada.



NOTARY PUBLIC



STATE OF _____ }
 } SS
COUNTY OF _____ }

On the _____ day of _____, 2018, personally appeared before me, a Notary Public, _____, proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above instrument who acknowledged that he/she executed said instrument on behalf of Gold Bar Enterprises LLC.



NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-221-13 & 14
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'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☒ Other Apartment

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$1,500,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$1,500,000.00

d) Real Property Transfer Tax Due \$5,850.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Manager

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Eureka County, a political
subdivision of the State of Nevada

Print Name: Gold Bar Enterprises LLC,
a Nevada limited liability
company

Address: 10 S. Main St. Box 694

Address: 150 King St. West #2800,
PO Box 24

City: Eureka

City: Toronto, Ontario

State: NV Zip: 89316

State: Ontario,
Canada Zip: _____

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

First American Title Insurance

Print Name: Company

File Number: 121-2502435A MLR/ MLR

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)