

GRANT, BARGAIN, and SALE DEED

001-116-01, 001-117-01, 001-161-02
APN: _____

EUREKA COUNTY, NV 2019-238567
Rec:\$35.00
Total:\$35.00 05/06/2019 02:41 PM
DENNIS D CUNNINGHAM Pgs=4



00005311201902385670040045
LISA HOEHNE, CLERK RECORDER E07

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO
Name: THE CUNNINGHAM SIBLING TRUST
Address: P.O. BOX 843
City/State/Zip: EUREKA, NEVADA 89316

THIS INDENTURE WITNESS That the GRANTOR(S):
DENNIS D CUNNINGHAM for and in consideration of
ZERO Dollars (\$ 0) the receipt of which is hereby
acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S):
THE CUNNINGHAM SIBLING TRUST, DENNIS CUNNINGHAM, KIRK CUNNINGHAM, VARCEIL KAMPLIN, SCOTT CUNNINGHAM, TRUSTEES whose address is
(if applicable): P.O. BOX 843 EUREKA, NV 89316, situate in
the City of EUREKA, County of EUREKA, State of NEVADA.
All that certain property in the County of Eureka, State of Nevada bounded and described as follows:
(Set forth legal description)

SEE EXHIBIT A

Together with all and singular hereditament and appurtenances thereunto belonging or in any way
appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on 5/6/2019.

Signature of Grantor

Signature of Grantor

DENNIS D CUNNINGHAM
Print or type name here

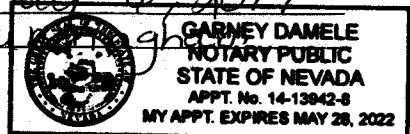
Print or type name here

STATE OF NEVADA)
COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) May 6, 2019
By (person(s) appearing before notary public) Dennis D. Cunningham

Notary Public

My Commission expires: May 28, 2022



(Notary Stamp)

DECLARATION OF TRUST
THE CUNNINGHAM SIBLING TRUST

THIS DECLARATION OF TRUST, made and entered into on the date set forth on the signature page hereto, by and between DENNIS CUNNINGHAM, Grantor, and DENNIS CUNNINGHAM, KIRK CUNNINGHAM, VARCEIL KAMPLIN and SCOTT CUNNINGHAM, Co-Trustees, for the benefit of their families, a list of which is marked Exhibit "A" attached hereto and by reference made a part hereof and any other grandchildren hereinafter born.

THIS TRUST shall be known as **THE CUNNINGHAM SIBLING TRUST**.

THIS TRUST shall commence at the date of actual transfer to the Trust of the property constituting the corpus thereof.

WITNESSETH:

WHEREAS, the Grantor desires to create a revocable Trust in favor of the Beneficiaries named in Exhibit "A" attached hereto; and

WHEREAS, concurrently with the execution hereof, certain property is being transferred to Co-Trustees as set forth in Exhibit "B" for the purposes hereinafter set forth.

NOW, THEREFORE, it is hereby agreed that the Trust hereby created shall be held, managed and administered by the Co-Trustees in accordance with the following provisions.

I

TRUST PROPERTY

Grantor does hereby transfer, convey and assign revocably to the Co-Trustees the property described in Exhibit "B" attached hereto, which by this reference is expressly incorporated into and made a part of this Declaration of Trust, receipt of which property is hereby acknowledged by the Co-Trustees,


D.C.


V.K.


K.C.


S.C.

EXHIBIT A

Lots 1, 2, and 3 in Block 62. **APN: 001-117-01**

Also all that part of Block 70 more particularly described as follow: Beginning at the NW corner of Block 70, thence N. 81' 27' E., along the North end line of Block 70, a distance of 36. 2 feet to the NE corner of Block 70; thence S. S' 33' E., a distance of 50 feet along the east side line of Block 70 to a point; thence S. 81' 27' W., parallel with the north end line of Block 70 to a point on the west side line of Block 70; thence N. 2' 30' E., along the west side line of Block 70, a distance of 50 feet to the NW corner of Block 70, the place of beginning. **APN: 001-116-01**

Also all that part of Block 32 more particularly described as follows: A strip of land in Block 32 (also referred to as Survey No. 95) starting at the NW corner of said Block or survey, and extending south a distance of 60 feet, said strip of land also extending east a distance of 100 feet, being further described as a strip of land 60 feet by 100 feet at the NW corner of Survey No. 95, in Block 32, of the Town of Eureka, State of Nevada, all as appears from the official plat of said Townsite of Eureka, County of Eureka, State of Nevada, on file in the office of the Eureka County Recorder, and approved by the U.S. General Land Office on November 19, 1937. **APN: 001-161-02**

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 001-116-01
b) 001-117-01
c) 001-161-02
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#:	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

\$ 50,611
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: _____

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: _____ Capacity: _____
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Dennis D Cunningham
Address: Po Box 843
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Cunningham Sibling Trust
Address: Po Box 843
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)