

APN: 002-017-28  
002-021-03  
002-017-018  
02-017-19

EUREKA COUNTY, NV  
Rec: \$35.00  
Total: \$35.00  
GERBER LAW OFFICES LLP

**2019-238662**  
**05/20/2019 09:51 AM**  
Pgs=5

Mail Tax Statements to:  
R. Shane Rosecrans  
2257 Lander Avenue  
Crescent Valley, Nevada 89821



LISA HOEHNE, CLERK RECORDER E07

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

### **GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, ROBERT SHANE ROSECRANS also known as R.SHANE ROSECRANS, herein referred to as Grantor, does hereby grant, bargain and sell to R.SHANE ROSECRANS, Trustees of the R. SHANE ROSECRANS LIVING TRUST, dated May 10, 2019, herein referred to as Grantee, and to his successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

APN: 002-017-28: Crescent Valley Ranch and Farms Unit #1, Block 9, Lot 17. The physical address being: 3064 Crescent Avenue, Crescent Valley, Nevada 89821.

APN: 002-017-018: Lot 13, Block 9, Crescent Valley Ranch & Farms, Unit 1, as per map recorded in the Office of the County Recorder of Eureka County, Nevada as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J Buchenau and Elsie Buchenau, recorded September 21, 1951 in Book 24, Deeds at Page 168, Eureka County.

TOGETHER with any and all improvements situate thereon.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging tor appertaining; and the reversion and reversions, remainder and remainder, rents issues and profits thereof.

TOGETHER WITH all and singular and the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining.

APN: 02-017-19: Lot 12, Block 9, of Crescent Valley Ranch and Farms Unit 1, as per map recorded in the Office of the County Recorder of Eureka County, Nevada as file No. 34081. EXCEPTING THEREFROM all petroleum, oil, natural gas and products therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J Buchenua and Elsie Buchenua. Recorded September 24, 1951 in Book 24 of Deeds at page 168, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements 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.

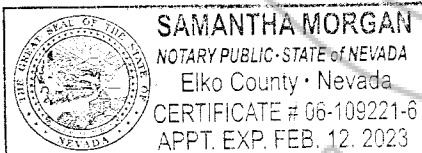
TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.


IN WITNESS WHEREOF, the Grantors have signed this Deed this 10 day of May, 2019.

  
R. SHANE ROSECRANS

STATE OF NEVADA     )  
                                      : ss.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on May 10th, 2019, by R. SHANE ROSECRANS.



  
NOTARY PUBLIC

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**CERTIFICATE OF THE  
R. SHANE ROSECRANS LIVING TRUST  
Dated May 10, 2019**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **R. SHANE ROSECRANS LIVING TRUST** dated May 10, 2019.

The undersigned, **R. SHANE ROSECRANS** an unmarried man of Eureka County, Nevada, has made and executed on May 10, 2019, the **R. SHANE ROSECRANS LIVING TRUST** wherein the undersigned is Trustor, Trustee and Beneficiary, to which certain real and personal property has been transferred.


1. The undersigned declares that the present Trustee, and the successor or additional Trustees of said Trust shall be as follows:

- (A) The Trustor,
- (B) If the Trustor is not competent to serve, or upon the death of the Trustor, **DAWN A. GANN**, shall serve as Trustee. If **DAWN A. GANN** is unable or unwilling to serve, then **ROBERT GANN** shall serve as Trustee.
- (C) Other Successor Trustees, if necessary, shall be appointed by the Trustee then serving, or if no Successor Trustee is appointed, then by Court appointment.

2. The Trustees under the trust agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property, and participate in the operation of any business or other enterprise in the trust name. Either original Trustee may act independently to bind the Trust.

3. The Trust has not been revoked or amended to make any representation within the Certificate incorrect, or limiting the powers of the Trustees over Trust property.

THIS CERTIFICATE OF TRUST is made this 10 day of May, 2019, and a copy thereof with all particulars is located with the undersigned at Crescent Valley, Nevada.

  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 002-017-28  
b) 002-021-03  
c) 002-017-018  
d) 02-017-19

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 RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

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. Explanation Reason for Exemption : A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

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 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 Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: R. Shane Rosecrans

Address: 2257 Lander Avenue

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: R. Shane Rosecrans Living Trust, dated May 10, 2019

Address: 2257 Lander Avenue

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP

Escrow #: \_\_\_\_\_

Address: 491 4<sup>th</sup> Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED