

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

EUREKA COUNTY, NV **2019-238663**
Rec:\$35.00
Total:\$35.00 **05/20/2019 09:57 AM**
GERBER LAW OFFICES LLP Pgs=5



LISA HOEHNE, CLERK RECORDER E07

Mail Tax Statements to:
DAWN A. GANN
2257 Lander Avenue
Crescent Valley, Nevada 89821

When Recorded Return to:
GERBER LAW OFFICES, LLP
491 4th 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, DAWN A. GANN, herein referred to as Grantor, does hereby grant, bargain and sell to DAWN A. GANN, Trustee of the DAWN A. GANN LIVING TRUST, dated May 10, 2019, herein referred to as Grantee, and to her 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 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 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 or 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.




DAWN A. GANN

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on May 10th, 2019, by DAWN A. GANN.

 **SAMANTHA MORGAN**
NOTARY PUBLIC - STATE of NEVADA
Elko County • Nevada
CERTIFICATE # 06-109221-6
APPT. EXP. FEB. 12, 2023



NOTARY PUBLIC

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

**CERTIFICATE OF THE
DAWN A. GANN LIVING TRUST
Dated May 10, 2019**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **DAWN A. GANN LIVING TRUST** dated May 10, 2019.

The undersigned, **DAWN A. GANN** an unmarried woman, of Eureka County, Nevada, has made and executed on May 10, 2019, the **DAWN A. GANN 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, **R. SHANE ROSECRANS**, shall serve as Trustee. If **R. SHANE ROSECRANS** 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.

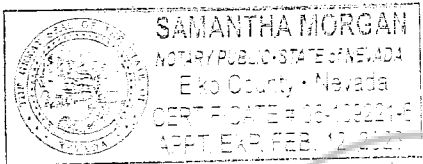
4. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

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.

Dawn Gann
DAWN A. GANN

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on May 10th, 2019, by **DAWN A. GANN** a unmarried woman as Trustor and Trustee of the **DAWN A. GANN LIVING TRUST** dated May 10, 2019.



Samantha Morgan
NOTARY PUBLIC

COPY

**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) 002-017-19

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: Dawn A. Gann
 Address: 2257 Lander Avenue
 City: Crescent Valley
 State: Nevada Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name Dawn A. Gann 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 4th Street
 City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED