

A.P.N.: 008-200-02, 03 and 008-210-02  
File No: 121-2573912 (MLR)  
R.P.T.T.: \$1,755.00

When Recorded Mail To: Mail Tax Statements To:  
Fredrick D. Buckmaster and Jan D. Buckmaster  
APNs 008-200-02 & 03; 008-210-02  
Eureka, NV

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Janis K. Merlino, Successor Trustee of The Kenneth D. and Gladys M. Ambrosini Trust  
dated June 16, 2009 (who erroneously acquired title as The Kenneth D. and Gladys M.  
Ambrosini Trust)

do(es) hereby *GRANT, BARGAIN and SELL* to

Fredrick D. Buckmaster and Jan D. Buckmaster, husband and wife as joint tenants with  
right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

**PARCEL 1:**

**TOWNSHIP 17 NORTH, RANGE 49 EAST, M.D.B. &M.**

**SECTION 24: HOMESTEAD ENTRY NO. 174, COMPRISING TRACTS A AND B,  
EMBRACING A PORTION OF, APPROXIMATELY SECTION 24 IN TOWNSHIP 17 NORTH,  
RANGE 49 EAST, M.D.B. &M., NEVADA, MORE PARTICULARLY BOUNDED AND  
DESCRIBED AS FOLLOWS:**

**BEGINNING FOR THE DESCRIPTION OF TRACT A AT CORNER NO. 1, IDENTICAL WITH  
THE SOUTHWEST CORNER TO SECTION 19 IN TOWNSHIP 17 NORTH, RANGE 50  
EAST, M.D.B. &M.;**

**THENCE NORTH 87° WEST 43.66 CHAINS TO CORNER NO. 2;**

**THENCE NORTH 2° 40' WEST 3.44 CHAINS TO CORNER NO. 3;**

**THENCE NORTH 73° 35' EAST 22.53 CHAINS TO CORNER NO. 4;**

**THENCE SOUTH 63° 30' EAST 10.92 CHAINS TO CORNER NO. 5;**

**THENCE SOUTH 84° 24' EAST, 12.41 CHAINS TO CORNER NO. 6;**

**THENCE SOUTH 0° 4' EAST, 5.98 CHAINS TO CORNER NO. 1, THE PLACE OF BEGINNING;**

**BEGINNING FOR THE DESCRIPTION OF TRACT B AT CORNER NO. 7, FROM WHICH CORNER NO. 2 OF SAID TRACT A BEARS SOUTH 87° EAST 50 LINKS DISTANT;**

**THENCE NORTH 87° WEST 27.75 CHAINS TO CORNER NO. 8;**

**THENCE NORTH 39° 12' EAST 12.76 CHAINS TO CORNER NO. 9;**

**THENCE NORTH 39° 29' WEST 16.96 CHAINS TO CORNER NO. 10;**

**THENCE NORTH 47° EAST 4.48 CHAINS TO CORNER NO. 11;**

**THENCE SOUTH 33° 44' EAST 4.99 CHAINS TO CORNER NO. 12;**

**THENCE SOUTH 48° 30' EAST 30.75 CHAINS TO CORNER NO. 13;**

**THENCE NORTH 73° 35' EAST 1.24 CHAINS TO CORNER NO. 14;**

**THENCE SOUTH 2° 40' EAST 3.28 CHAINS TO CORNER NO. 7, THE PLACE OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 26, 2002, IN BOOK 348, PAGE 372 AS DOCUMENT NO. 178400, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.**

**PARCEL 2:**

**TOWNSHIP 17 NORTH, RANGE 50 EAST, M.D.B. &M.**

**SECTION 19: LOT 4; SE1/4 SW1/4;**

**SECTION 29: N1/2 NW1/4; W1/2 NE1/4;**

**SECTION 30: NE1/4 NW1/4; N1/2 NE1/4;**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 10/22/2019

Janis K. Merlino, Successor Trustee of The  
Kenneth D. and Gladys M. Ambrosini Trust  
dated June 16, 2009

Janis K. Merlino  
Janis K. Merlino, Successor Trustee

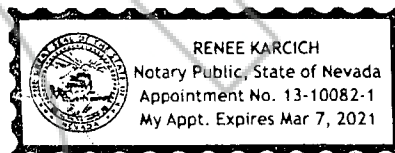
STATE OF NEVADA )  
COUNTY OF Clark ) ss.

This instrument was acknowledged before me on  
**Janis K. Merlino, Successor Trustee.**

October 24, 2019 by

Renee Karcich  
Notary Public

(My commission expires: 3/7/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 22, 2019** under Escrow No. **121-2573912**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-200-02, 03  
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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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

\$450,000.00

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

c) Transfer Tax Value: \$450,000.00

d) Real Property Transfer Tax Due \$1,755.00

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: Janis K. Merlino

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Janis K. Merlino, Successor  
Trustee of The Kenneth D. and

Print Name: Gladys M. Ambrosini

Address: PO Box 942

City: Tonopah

State: NV Zip: 89049

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

Fredrick D. Buckmaster  
and Jan D. Buckmaster

Print Name: \_\_\_\_\_

Address: APNs 008-200-02 & 03;  
008-210-02

City: Eureka

State: NV Zip: \_\_\_\_\_

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

First American Title Insurance

Print Name: Company File Number: 121-2573912 MLR/ dm

Address: 5310 Kietzke Lane, Suite 100

City: Reno State: NV Zip: 89511-2043

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