

APN 002-025-04
002-044-01
002-044-02
003-406-05
003-406-06
005-420-16

EUREKA COUNTY, NV
LAND-GRT
RPTT:\$50.70 Rec:\$37.00
Total:\$87.70
GERBER LAW OFFICES LLP

2020-240068
02/07/2020 01:56 PM
Pgs=4



00007121202002400680040043

LISA HOEHNE, CLERK RECORDER

Mail Tax Statements to:

Lee A. and Nancy G. Louden
633 6th Street
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, LONE STAR ASSETS, LP, herein referred to as Grantor, does hereby grant, bargain and sell to LEE A. LOUDEN and NANCY G. LOUDEN, Trustees of the LEE AND NANCY LOUDEN FAMILY TRUST, dated January 30, 2020, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

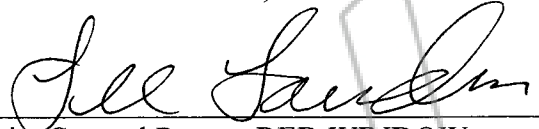
TOGETHER WITH all buildings and improvements thereon.

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 Grantor has signed this Deed this 30 day of January, 2020.

LONE STAR ASSETS, LP



By its General Partner RED WINDOW
MINING COMPANY, INC.

By its President LEE LOUDEN

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on January 30th, 2020, by LEE LOUDEN,
as President of RED WINDOW MINING COMPANY, INC., General Partner of LONE STAR
ASSETS, LP.

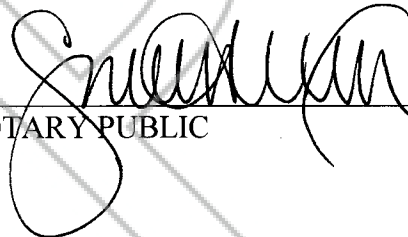
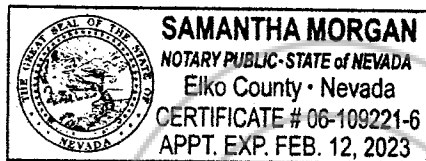

NOTARY PUBLIC

EXHIBIT "A"

APN: 002-025-04

PARCEL # 002-025-04 LOTS 8 & 9
BLOCK 1, OF CRESCENT VALLEY RANCH AND FARMS, UNIT 1

APN: 002-044-01

Lot 4, Block 33, of Crescent Valley Ranch & Farms Unit No. 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 24, 1951 in Book 24 of Deeds at page 168, Eureka County, Nevada.

APN: 002-044-02

Parcel Number 2-044-02 Sixth Street, Block 33, Lot 3 and all improvements.

APN: 003-406-05

Lots 107, CRESCENT VALLEY RANCH AND FARMS MINERAL HOT SPRINGS TRAILER PARK as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960, as Document No. 35162.

APN: 003-046-06

Lots 108 through 112, inclusive, CRESCENT VALLEY RANCH AND FARMS MINERAL HOT SPRINGS TRAILER PARK as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960, as Document No. 35162.

APN: 005-420-16

T29N, R48E, Sec. 1 Por. NE1/4 SE1/4 NW1/4
5.94 AC
Assessors Parcel No. 5-420-16

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-025-04 b) 002-044-01
c) 002-044-02 d) 003-406-05
e) 003-406-06 f) 005-420-16
g) _____ h) _____

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

\$ 12,690.00

Deed in Lieu of Foreclosure Only (value of Property)

(_____)

Transfer Tax Value:

\$ 12,690.00

Real Property Transfer Tax Due

\$ 50.70

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explanation 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 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 _____ Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lone Star Assets, LP

Address: 633 6th Street

City: Crescent Valley

State: Nevada Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lee A. Loudon and Nancy G. Loudon
Trustees of the Lee and Nancy Loudon Family
Trust, dated January 30, 2020

Address: 633 6th Street

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