

APN 002-023-31
003-401-01
003-402-01
003-403-01
003-404-01
003-405-01
003-411-01
003-412-01
003-413-01
003-414-01
003-415-01
003-416-01
005-420-46

EUREKA COUNTY, NV
LAND-GRT
Rec:\$37.00
Total:\$37.00

2020-240086
02/18/2020 10:43 AM
Pgs=5

GERBER LAW OFFICES LLP



00007147202002400860050051

LISA HOEHNE, CLERK RECORDER E07

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, LEE LOUDEN, also known as LEE ALAN LOUDEN, and NANCY LOUDEN, also known as NANCY GENE LOUDEN, herein referred to as Grantors, do 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 Grantors have signed this Deed this 30 day of January, 2020.

Lee Louden

LEE LOUDEN, also known as LEE ALAN LOUDEN

Nancy G. Louden

NANCY LOUDEN, also known as NANCY GENE LOUDEN

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on January 30th, 2020, by LEE LOUDEN, also known as LEE ALAN LOUDEN and NANCY LOUDEN, also known as NANCY GENE LOUDEN.

Samantha Morgan
NOTARY PUBLIC

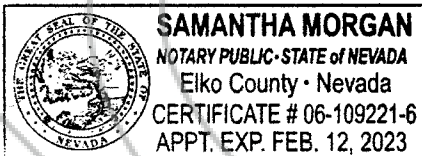


EXHIBIT "A"

APN: 002-023-31

LOT 19, BLOCK 4, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

APN: 003-401-01, 003-402-01, 003-403-01, 003-404-01, 003-405-01, 003-411-01, 003-412-01, 003-413-01, 003-414-01, 003-415-01, 003-415-01, 003-416-01

PARCEL I

Lots 1 through 106, inclusive, of 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.

PARCEL II

Commencing at the North one-quarter corner of Section 1, Township 29 North, Range 48 East, MDB&M.,

thence South 1,320.00 feet to the North boundary line of Sulphur Avenue as shown on the plat of Crescent Valley Ranch and Farms Mineral Hot Springs Trailer Park as shown on plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960,

thence continuing South a distance of 170.00 feet to the South boundary line of Vulcan Avenue as shown on said plat,

thence East a distance of 60.00 feet along the South boundary line of Vulcan Avenue to Corner No. 1, the point of beginning,

thence South a distance of 350.00 feet to Corner No. 2,

thence West a distance of 280.00 feet to Corner No. 3, being the Southeast corner of Lot 78 as shown on the above described plat,

Thence North a distance of 60.00 feet to the Northeast corner of said Lot 78 to Corner No. 4,

thence East a distance of 40.00 feet to Corner No. 5,

thence North a distance of 85.00 feet to the Northeast corner of Lot 65, as shown on said plat, to Corner No. 6,

thence East a distance of 80.00 feet to the Southeast corner of Lot 58 as shown on said plat, to Corner No. 7,

thence North a distance of 60.00 feet to Corner No. 8,

thence East a distance of 80.00 feet to Corner No. 9,

thence North a distance of 85.00 feet to the Northeast corner of Lot 45, to Corner No. 10,

thence East a distance of 40.00 feet to the Southeast corner of Lot 31, to Corner No. 11,

thence North a distance of 60.00 feet, the Northeast corner of Lot 31, as shown on said plat to Corner No. 12,

thence East a distance of 40.00 feet to Corner No. 1, the place of beginning.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom within or underlying said land as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded September 24, 1951 in Book 24 of Deed Records at page 168, Eureka County, Nevada.

APN: 005-420-46

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: SE1/4SE1/4NW1/4; SW1/4SE1/4NW1/4; NE1/4NE1/4SW1/4;

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 recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-023-31 b) 003-401-01
c) 003-402-01 d) 003-403-01
e) 003-404-01 f) 003-405-01
g) 003-411-01 h) 003-412-01
i) 003-413-01 j) 003-414-01
k) 003-415-01 l) 003-416-01
m) 005-420-46 n) _____

2. Type of Property:

- a) X Vacant Land b) X Single Fam. Res.
c) _____ Condo/Twnhse d) _____ 2-4 Plex
e) _____ Apt. Bldg f) _____ Comm'l/Ind'l
g) _____ Agricultural h) X 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

\$ 112,874.00

(_____)

\$ 112,874.00

\$ 440.70

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 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 _____

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee Loudon, also known as Lee Alan Loudon, and Nancy Loudon, also known as Nancy Loudon

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 Gene 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