

<b>A.P.N. No.:</b>	002-025-04
<b>R.P.T.T.</b>	\$ 78.00
<b>File No.:</b>	609696 TB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Richard Carl Dann	
200 Dann-Frenchie Rd.	
Crescent Valley, NV 89821	

EUREKA COUNTY, NV	<b>2020-240737</b>
RPTT:\$78.00 Rec:\$37.00	
\$115.00 Pgs=3	<b>06/18/2020 01:07 PM</b>
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lee A. Loudon and Nancy G. Loudon, trustees of the Lee and Nancy Loudon Family Trust, dated January 30, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard Carl Dann, a married man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 8 and 9, Block 1, 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.

FURTHER EXCEPTING THEREFROM an easement along all boundaries of said lot thirty (30) feet in width for roadway, ingress and egress purposes, which thirty (30) feet is intended to include an easement ten feet in width along all boundaries of said lots for pole lines, for the transmission of electrical energy, for telephone lines and/or any pipe lines for water, gas or sewerage and any conduits for electrical or telephone wires and incidental purposes, as reserved in deed from Nevada Title Guaranty Company, recorded July 22, 1969 in Book 29, Page 575, Official Records, Eureka County, Nevada.

APN: 002-025-04

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/18/2020

SIGNATURES AND NOTARY ON PAGE 3  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

COPY

Lee and Nancy Louden Family Trust dated January 30,  
2020

Lee Louden  
Lee A. Louden, Trustee

Nancy G. Louden  
Nancy G. Louden, Trustee

State of Nevada )

County of Elko ) ss

This instrument was acknowledged before me on the 18 day of June, 2020  
By Lee Louden, President and Nancy Louden, Secretary of Red Widow Mining Company, Inc., manager  
of Lone Star Assets, LP

Signature: [Signature]

Notary Public

Elizabeth McKenzie

My Commission Expires: 3-30-2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 002-025-04  
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  
☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

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

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

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

**3. a. Total Value/Sales Price of Property**

\$ 20,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( \_\_\_\_\_ )

**c. Transfer Tax Value:**

\$ 20,000.00

**d. Real Property Transfer Tax Due**

\$ 78.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain 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 \_\_\_\_\_

Settlement Agent \_\_\_\_\_

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) 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: NV Zip: 89821

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

Print Name: Richard Carl Dann

Address: 200 Dann-Frenchie Rd.

City: Crescent Valley

State: NV Zip: 89821

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

Print Name: Stewart Title Company

Escrow # 609696 TB

Address: 810 Idaho St

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED