

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

EUREKA COUNTY, NV	2020-240737
RPTT:\$78.00 Rec:\$37.00	
\$115.00 Pgs=3	06/18/2020 01:07 PM
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.

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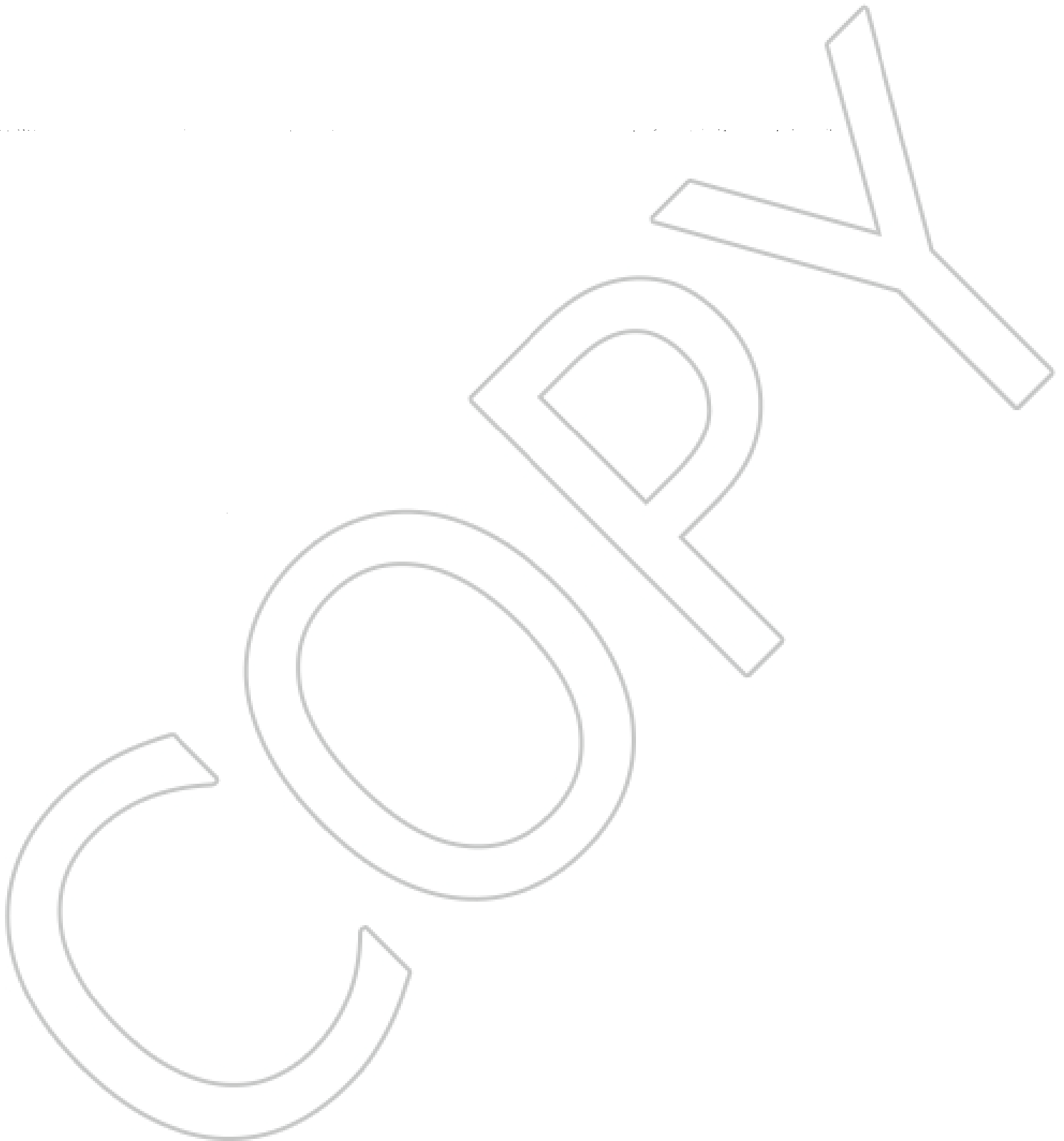
SUBJECT TO:

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.



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