

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=5

WILSON BARROWS SALYER JONES

LISA HOEHNE, CLERK RECORDER

**2020-242108**

**10/12/2020 02:11 PM**

E07

**APN:** 007-200-13, 001-105-03

**Mailing Address of Grantee or Other Person  
Requesting Recording:**

Wilson | Barrows | Salyer | Jones  
442 Court Street  
Elko, Nevada 89801

**Mail Tax Statements to:**

Donald Lloyd Morrison, Trustee of the Donald Lloyd  
Morrison Trust  
HC 62 Box 62130  
Eureka, Nevada 89316

**Social Security Number Affirmation Statement:**

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

**-OR-**

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

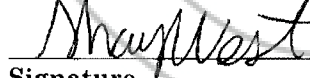
Shay West

Legal Secretary

Name

Title

Signature



**Title of Document Recorded:**

Grant, Bargain and Sale Deed

**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

# GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following GRANTEE:

**Grantor:** D. LLOYD MORRISON, AKA DONALD LLOYD MORRISON, a married man.

**Grantees:** DONALD LLOYD MORRISON, Trustee of the DONALD LLOYD MORRISON TRUST, A LIVING, REVOCABLE TRUST.

**Taking title as:** Trustee of the DONALD LLOYD MORRISON TRUST, as sole and separate property.

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

SEE ATTACHED EXHIBIT A

## SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust, if any, shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of either Trustor which is transferred to this Trust shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.
3. A change in the identity or number of Trustees may be established of record by an affidavit made by a person with personal knowledge reciting the reason for change. In the case of the death of a Trustee then holding record title to Trust real estate, a certified copy of deceased Trustee's death certificate must be attached to the affidavit or certification.
4. Any successor Trustee shall, by the act of appointment, be vested with the prior Trustees' title to all Trust property automatically and without conveyance from the prior Trustee(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of

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WILSON | BARROWS | SALYER | JONES

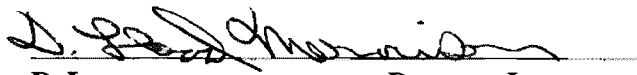
442 Court Street | Elko, Nevada 89801 | 775.738.7271

record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.

5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by the Trustor(s)' exercise of the power of revocation will automatically be deemed to be a full and unconditional reconveyance of all of the Trust property to the Trustor(s) exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor(s) entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed or other appropriate transfer document. No third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.
8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits to review the Trust Agreement then in effect, or other non-record events, or otherwise.

**GRANTOR**

DATED: October 9, 2020

  
**D. LLOYD MORRISON, AKA DONALD LLOYD  
MORRISON, individually**

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**WILSON | BARROWS | SALYER | JONES**

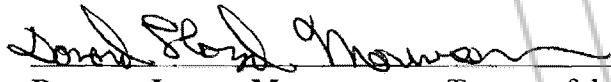
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Grantee hereby accepts the above conveyance.

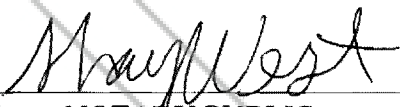
**GRANTEE:**

DATED: October 9, 2020

  
**DONALD LLOYD MORRISON**, as Trustee of the  
**DONALD LLOYD MORRISON TRUST**

STATE OF NEVADA,     )  
                                      ) SS.  
COUNTY OF ELKO.     )

On October 9, 2020, personally appeared before me, a Notary Public, **D. LLOYD MORRISON, AKA DONALD LLOYD MORRISON**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument, individually, and as Trustee of the **DONALD LLOYD MORRISON TRUST**.

  
NOTARY PUBLIC



SHAY WEST  
Notary Public-State of Nevada  
COM. NO. 17-2573  
Expires 05-31-2021

20010251/skj.wpd

## **EXHIBIT A**

### **PARCEL 1**

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

T. 21N, R. 53E, Section 8 W1/2

APN: 007-200-13

### **PARCEL 2**

The following described lots, pieces or parcels of land situate, lying and being in the County of Eureka, Sate of Nevada, bounded and particularly described as follows, to-wit:

Lots 6, 7, and 8 in Block 2, as shown on the plat of the Town of Eureka, filed in the Office of the County Recorder of Eureka County, Nevada.

APN: 001-105-03

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

TOGETHER, UNLESS EXPECTED HEREIN, WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee, and to his heirs, forever.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 007-200-13  
b. 001-105-03  
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

\$ \_\_\_\_\_

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

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certification of trust is presented at the time of transfer.

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 [Signature] Capacity: Attorney

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

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: D. Lloyd Morrison  
Address: HC 62 Box 62130  
City: Eureka  
State: NV      Zip: 89316

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Donald Lloyd Morrison, TR  
Address: HC 62 Box 62130  
City: Eureka  
State: NV      Zip: 89316

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

Print Name: Wilson Barrows Salyer Jones  
Address: 442 Court Street  
City: Elko

Escrow # \_\_\_\_\_  
State: Nevada      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED