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|---|----------------------|
| A.P.N. No.: | 006-220-06 |
| R.P.T.T. | \$ 624.00 |
| File No.: | 906383 |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Rodney T. Phillips and Carol R. Phillips, Trustees of the Phillips Family Trust dated March 25, 2020 | |
| 4755 Brincard Way | |
| Redding, CA 96003 | |

| | |
|-----------------------------|----------------------------|
| EUREKA COUNTY, NV | 2021-244608 |
| RPTT:\$624.00 Rec:\$37.00 | |
| \$661.00 Pgs=2 | 03/30/2021 11:37 AM |
| STEWART TITLE ELKO | |
| LISA HOEHNE, CLERK RECORDER | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Susan M. Wright, an unmarried woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell
and Convey to
Rodney T. Phillips and Carol R. Phillips, Trustees of the Phillips Family Trust dated March 25, 2020

all that real property situated in the County of Eureka, State of Nevada, bounded and described as
follows:

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: S1/2SW1/4SW1/4;
Section 6: S1/2SE1/4SE1/4;
Section 8: NW1/4NW1/4;

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of
every kind and nature whatsoever existing upon, beneath the surface of or within said lands, as reserved
in deed from George M. Smiraldo and Alma Smiraldo, his wife, recorded March 1, 1961, in Book 26, Page
16, Deed Records of Eureka County, Nevada.

APN: 006-220-06

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: 3/25/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Susan M. Wright
Susan M. Wright

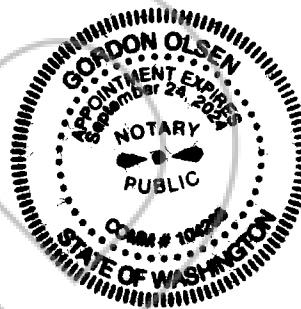
State of Washington)
County of Jefferson) ss

This instrument was acknowledged before me on the 25 day of MARCH, 2021
By: Susan M. Wright

Signature: Gordon Olsen

Notary Public
GORDON OLSEN

My Commission Expires: 09/24/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 006-220-06
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 \$ 160,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 160,000.00
d. Real Property Transfer Tax Due \$ 624.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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.

DocuSigned by:
Signature Susan M. Wright Capacity _____ Grantor _____
B5496D648AA94ED...
Signature _____ Capacity _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Susan M. Wright
Address: 150 Werner Rd
City: Port Ludlow
State: WA Zip: 98365

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

Print Name: Rodney Theodore Phillips, et ux
Address: 4755 Brincard Way
City: Redding
State: CA Zip: 96003

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

Print Name: Stewart Title Company Escrow # 906383
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED