

APN 001-144-07, 001-087-01, 005-260-11,  
005-020-23 and 002-011-02

Recording Requested by  
and Return to:

Sharon M. Jannuzzi, Esq.  
Woodburn and Wedge  
P.O. Box 2311  
Reno, NV 89505

Send Tax Statements To:

Eastern Nevada Real Property, LLC  
290 S. Arlington Ave., Suite 200  
Reno, Nevada 89501

The undersigned hereby affirms that  
this document submitted for recording  
does not contain the personal information  
of any person or persons.  
(Per NRS 239B.030)

EUREKA COUNTY, NV  
LAND-GBS  
Rec:\$37.00  
Total:\$37.00  
SHARON M. JANNUZZI, ESQ

**2022-247932**  
04/01/2022 02:43 PM  
Pgs=5



LISA HOEHNE, CLERK RECORDER

### **GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between the Diocese of Reno Real Property Trust dated February 23, 2015 (hereinafter referred to as "Grantor"), and Eastern Nevada Real Property, LLC, a limited liability company (hereinafter referred to as "Grantee").

### **WITNESSETH:**

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to its successors and assigns forever, its undivided one hundred percent (100%) interest in that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described in Exhibit "A" attached hereto.

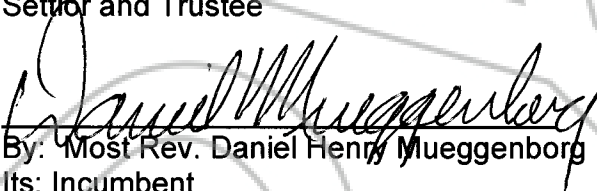
**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which he may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents this 15 day of February, 2022.


**GRANTOR:**

DIOCESE OF RENO REAL PROPERTY TRUST dated February 23, 2015  
By: The Roman Catholic Bishop of Reno, and His Successors, A Corporation Sole, Settlor and Trustee

  
By: Most Rev. Daniel Henry Mueggenborg  
Its: Incumbent

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on the 15 day of February, 2022, by Daniel Henry Mueggenborg, as the Incumbent of The Roman Catholic Bishop of Reno, and His Successors, a corporation sole, as Settlor and Trustee of the Diocese of Reno Real Property Trust dated February 23, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**  
**TO**  
**GRANT, BARGAIN, AND SALE DEED**

**APN: 001-144-07**

ALL Block 129 and Plot "A": A Plot alongside of the Catholic Cemetery described as: Beginning at the SE corner of Block 129, thence N.46°04' E. along the southeast side line of Block 129, a distance of 438.75 feet to the NE corner of said Block 129, thence S.43°53' E. a distance of 200 feet to a corner, thence N46°04' W. a distance of 438.05 feet to a corner, thence N44°05' W. a distance of 200 feet to the SE corner of Block 129, the place of beginning, and containing an area of 87,680 square feet, more or less.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

Meets and bounds previously appeared in Document No. 0229742, Book 582, Page 0059 recorded August 10, 2015.

**APN: 001-087-01**

Lots 1, 2 and the North 4 feet of Lot 3 in Block 83, all in the TOWN OF EUREKA, State of Nevada, as the same more fully appear on the Official Map or Plat now on file in the office of the County Recorder of Eureka County, Nevada.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

**APN: 005-260-11**

TOWNSHIP 30 NORTH, RANGE 49 EAST, M. D. B. & M.

Section 1: E½ SW¼;

EXCEPTING THEREFROM 90% of all coal, oil, gas and other minerals of every kind and nature whatsoever, lying in or under said land, as reserved by Strathearn Cattle Company in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.

**APN: 005-020-23**

SE¼ of the SE¼ , Section 27, Township 31 North, Range 48 East, M.D.B. &M.

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

**APN: 002-011-02**

Lot 1 in Block 28, CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 as per map recorded in the office of the County Recorder of Eureka County, Nevada, File 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, official records.

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 001-144-07
- b) 001-087-01
- c) 005-260-11
- d) 005-020-23 and 002-011-02

## 2. Type of Property:

- |  |                |  |                 |
|--|----------------|--|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land    | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse   | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.     | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural   | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other Cemetery |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Trust was verified BO</u>

## 3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer of title to or from a trust without consideration, with certificate of trust presented at time of recording.

## 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 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 Sharon M Jannuzzi / Woodburn and Wedge Capacity Grantor's Atty  
 Signature Sharon M Jannuzzi / Woodburn and Wedge Capacity Grantee's Atty

## SELLER (GRANTOR) INFORMATION

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Most Rev. Daniel Henry Mueggenborg  
 Address: 290 S. Arlington Ave., Suite 200  
 City: Reno  
 State: NV Zip: 89501

Print Name: Eastern Nevada Real Property, LLC  
 Address: 290 S. Arlington Ave., Suite 200  
 City: Reno  
 State: NV Zip: 89501

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sharon M. Jannuzzi/Woodburn and Wedge Escrow # N/A  
 Address: 6100 Neil Road, Suite 500  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)