

# GRANT, BARGAIN, and SALE DEED

APN: 007-430-12

EUREKA COUNTY, NV  
LAND-GBS  
Rec: \$37.00  
Total: \$37.00

**2022-248795**  
**10/03/2022 10:43 AM**

Pgs=4

KENKAREN PROPERTIES, LLC

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: KENNETH AND KAREN PARKER REVOCABLE TRUST  
Address: 5175 TURNERVILLE RD.  
City/State/Zip: BEDFORD, WY 83112



00016549202202487950040046 E07  
KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): KENKAREN PROPERTIES, LLC for and in consideration of \_\_\_\_\_ Dollars (\$ 10.<sup>00</sup> ) the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): KENNETH AND KAREN PARKER REVOCABLE TRUST, TRUSTEE'S ATTACHED whose address is (if applicable): 5175 TURNERVILLE RD., situate in the City of BEDFORD, County of LINCOLN, State of WYOMING. All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)  
See APPENDIX A

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on \_\_\_\_\_.

Kenneth E. Parker  
Signature of Grantor

Karen Parker  
Signature of Grantor

KENNETH ELDRED PARKER JR.  
Print or type name here

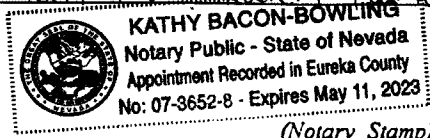
KAREN PARKER  
Print or type name here

STATE OF NEVADA )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) October 3, 2022  
By (person(s) appearing before notary public) Kenneth Eldred Parker Jr. & Karen Parker

Kathy Bacon-Bowling  
Notary Public

My Commission expires: May 11, 2023



(Notary Stamp)

## APPENDIX A

Parcel B as shown on that certain Parcel Map for Norbert J. and Eileen B. Walter filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 1989, as File No. 129537, being a portion of Lot 3, Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Excepting Therefrom all the oil and gas lying in and under said land as reserved by the United States of America in patent recorded September 21, 1964, in Book 5, Page 582, Official Records, Eureka County, Nevada.

Further Excepting Therefrom  $\frac{1}{2}$  (one-half) mineral rights, oil or gas owned by Edwin C. Bishop and Leta B. Bishop lying in and under said land as reserved by Edwin C. Bishop and Leta B. Bishop, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

**TOGETHER WITH** all buildings and improvements situate thereon.

**TOGETHER WITH** the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**RESERVING THEREFROM** all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

## FIRST AMENDMENT TO

### KENNETH AND KAREN PARKER REVOCABLE TRUST

DATED APRIL 27, 2011

This First Amendment is made November 5, 2018, by and between KENNETH E. PARKER, JR. and KAREN H. PARKER as Trustors, and KENNETH E. PARKER, JR. and KAREN H. PARKER as Trustees, and declared to be effective immediately for the purpose of amending that "KENNETH AND KAREN PARKER REVOCABLE TRUST, DATED APRIL 27, 2011," ("Trust").

1. **AUTHORITY.** Trustors hereby amend the Trust pursuant to the powers of Trustors set forth in Article 2 thereof.

2. **AMENDMENTS.** Trustors hereby amend the Trust as follows:

2.1 **Children and Issue.** Trustors hereby amend the opening paragraphs of Section 5.3(a) of the Trust to read entirely as follows:

**5.3(a) Children and Issue.** The entire Trust Estate, or remainder thereof, shall be divided among Trustors' children in the following proportions, or to their Issue by right of representation:

Lindsey Marie Parker	0%
Kelsey Janel Parker	50%
Jordan Scott Hays	50%

Each such trust shall be deemed to commence immediately upon the death of Surviving Trustor or when the Trustee receives property, whichever is later. (The unpaid principal balance and accrued interest of any debt owed by a beneficiary to a Trustor or this Trust, which is evidenced by a Promissory Note, shall be deemed to be part of the Trust Estate and shall be allocated as part of such beneficiary's equal Trust.) Such trusts shall thereupon be held, administered and distributed as follows:

2.2 **Delete Lindsey.** Trustors hereby amend the Subsections of Section 5.3(a) of the Trust to delete any reference and/or any distribution to LINDSEY MARIE PARKER, including deletion of Subsection (viii) in its entirety.

2.3 **Disinheritance.** Trustors hereby amend Section 6.12 of the Trust to read entirely as follows:

**6.12 Disinheritance.** Except as otherwise specifically provided herein, Trustors have intentionally omitted to provide for any heirs of either of them.

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 007-430-12  
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  
i) ☐ Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

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

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

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 51,200.00

Transfer Tax Value: \$ 51,200.00

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

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.

Signature Kenneth E. Parker Capacity TRUSTEE

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: KENNETH E. PARKER  
Address: 5175 TURNERVILLE RD  
City: BEDFORD  
State: WY Zip: 83112

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED