

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$58.50 Rec:\$37.00  
Total:\$95.50

2022-248800  
10/05/2022 01:31 PM  
Pgs=9

JULIA HAYWARD & GAVIN BROAD

APN # 007-380-43

**Recording Requested By:**

Name Julia A. Hayward

Address P.O. Box 982

City/State/Zip Eureka, NV 89316



00016556202202488000090098

KATHERINE J. BOWLING, CLERK RECORDER

Grant Bargain Sale Deed  
(Title of Document)

This document is signed in counter part  
and is deemed as one (1) Deed

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

# GRANT, BARGAIN, and SALE DEED

APN: 007-380-43

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: JULIA A. HAYWARD & GAVIN R. BROAD  
 Address: PO BOX 982  
 City/State/Zip: EUREKA, NEVADA 89316

THIS INDENTURE WITNESS That the GRANTOR(S): JOHN T. O'FLAHERTY and BECKY O' FLAHERTY, husband and wife, as joint tenants 100% of our one-third (~~1/3~~) interest in consideration of FIVE THOUSAND Dollars (\$5,000.00) the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): JULIA A. HAYWARD, A SINGLE WOMAN AND GAVIN R. BROAD, A SINGLE MAN, AS JOINT TENANTS (if applicable): PO BOX 982, situate in the City of EUREKA, County of EUREKA, State of NEVADA.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:  
*(Set forth legal description)*

SEE EXHIBIT 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 10/03/2022

John T O'Flaherty  
 Signature of Grantor

JOHN T. O'FLAHERTY  
 Print or type name here

Becky O'Flaherty  
 Signature of Grantor

BECKY O'FLAHERTY  
 Print or type name here

STATE OF NEVADA )  
 )  
 COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) Oct 3, 2022  
 By (person(s) appearing before notary public) John T. O'Flaherty and Becky O'Flaherty

Lisa Marie Maestes  
 Notary Public  
 My Commission expires: 9/29/2025



# GRANT, BARGAIN, and SALE DEED

APN: 007-380-43

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO  
Name: JULIA A. HAYWARD & GAVIN R. BROAD  
Address: PO BOX 982  
City/State/Zip: EUREKA, NEVADA 89316

THIS INDENTURE WITNESS That the GRANTOR(S): CURTIS P. HAYWARD, an  
unmarried man, 100% of my one-third (1/3) interest \_\_\_\_\_ for and in consideration of  
FIVE THOUSAND Dollars (\$5,000.00) the receipt of which is hereby  
acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): JULIA  
A. HAYWARD, A SINGLE WOMAN AND GAVIN R. BROAD, A SINGLE MAN, AS JOINT TENANTS whose address is  
(if applicable): PO BOX 982, situate in  
the City of EUREKA, County of EUREKA, State of NEVADA.  
All that certain property in the County of Eureka, State of Nevada bounded and described as follows:  
(Set forth legal description)

SEE EXHIBIT 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 10-1-22.

Curtis P Hayward  
Signature of Grantor

Signature of Grantor


CURTIS P. HAYWARD  
Print or type name here

Signed in counter part  
Print or type name here

STATE OF NEVADA )  
                                  ) ELKO  
COUNTY OF ~~EUREKA~~ )

This instrument was acknowledged before me on (date) October 1, 2022  
By (person(s) appearing before notary public) Curtis P Hayward

Sandra Sullivan  
Notary Public  
My Commission expires: 07-02-2024

 SANDRA SULLIVAN  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 07-02-24  
Certificate No: 20-4420-06

# GRANT, BARGAIN, and SALE DEED

APN: 007-380-43

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO
Name: <u>JULIA A. HAYWARD &amp; GAVIN R. BROAD</u>
Address: <u>PO BOX 982</u>
City/State/Zip: <u>EUREKA, NEVADA 89316</u>

THIS INDENTURE WITNESS That the GRANTOR(S): JERRY R. MARTIN, Trustee of the  
JERRY R. MARTIN 1994 TRUST 100% of my one-third (1/3) interest for and in consideration of  
FIVE THOUSAND Dollars (\$5,000.00) the receipt of which is hereby  
 acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): JULIA  
A. HAYWARD, A SINGLE WOMAN AND GAVIN R. BROAD, A SINGLE MAN, AS JOINT TENANTS  
 (if applicable): PO BOX 982, whose address is  
 situate in  
 the City of EUREKA, County of EUREKA, State of NEVADA.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:  
 (Set forth legal description)

SEE EXHIBIT 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 9/30/22


Jerry R. Martin  
 Signature of Grantor  
 \_\_\_\_\_  
 JERRY R. MARTIN  
 Print or type name here

\_\_\_\_\_  
 Signature of Grantor  
 \_\_\_\_\_  
Signed in counter part  
 Print or type name here

STATE OF NEVADA  
 COUNTY OF White Pine  
~~EUREKA~~

This instrument was acknowledged before me on (date) September 30, 2022  
 By (person(s) appearing before notary public) Jerry R. Martin

Margaret Mary Rhoades  
 Notary Public  
 My Commission expires: 3-16-25

	MARGARET MARY RHOADES NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 03-16-25 Certificate No: 21-7114-17
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*Trust Agreement*  
**OF THE  
TOTAL AMENDMENT AND RESTATEMENT  
OF THE  
JERRY R. MARTIN 1994 TRUST**

**THIS DECLARATION OF TRUST AGREEMENT** is a Total Amendment and Restatement of the JERRY R. MARTIN 1994 TRUST that was established on July 20, 1994. This Total Amendment and Restatement, as follows, is made on May 24, 2024, by JERRY R. MARTIN (hereinafter referred to as the “Trustor” or “Grantor” when reference is made to him in his capacity as creator of this Trust and the transferor of the principal properties thereof) and JERRY R. MARTIN, of White Pine County, Nevada (hereinafter referred to as the “Trustee,” when reference is made to him in his capacity as Trustee or fiduciary hereunder);

*Witnesseth:*

**WHEREAS**, the Trustor desires by this Trust Agreement to totally amend and restate the “JERRY R. MARTIN 1994 TRUST” for the use and purposes hereinafter set forth, to make provisions for the care and management of certain of his present properties and for the ultimate distribution of the Trust properties;

**NOW, THEREFORE**, all property subject to this Trust Agreement shall constitute the Trust estate and shall be held for the purpose of protecting and preserving it, collecting the income therefrom, and making distributions of the principal and income thereof as hereinafter provided.

Additional property may be added to the Trust estate, at any time and from time to time, by the Trustor or any person or persons, by inter vivos act or testamentary transfer, or by insurance contract or Trust designation.

The property comprising the original Trust estate, during the life of the Trustor, shall retain its character as his separate property. Property transferred to the Trust or subsequently received by the Trustee during the life of the Trustor shall also be the sole and separate property of the Trustor.

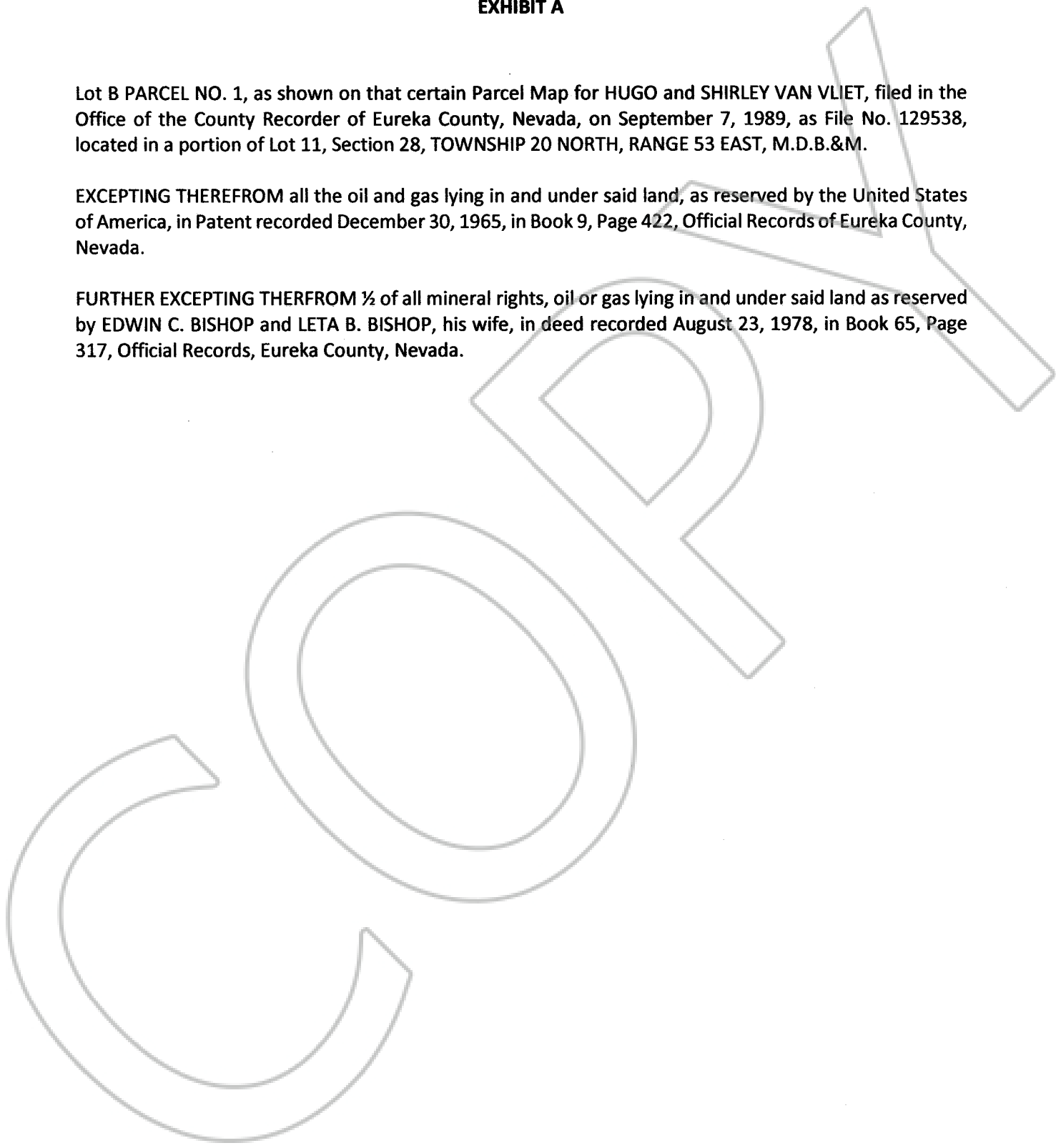
**GRANT, BARGAIN, AND SALE DEED**

**EXHIBIT A**

Lot B PARCEL NO. 1, as shown on that certain Parcel Map for HUGO and SHIRLEY VAN VLIET, filed in the Office of the County Recorder of Eureka County, Nevada, on September 7, 1989, as File No. 129538, located in a portion of Lot 11, Section 28, 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 December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM  $\frac{1}{2}$  of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 007-380-43  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input 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      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 5,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 19.50

**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.

Signature John T O'Flaherty Capacity: GRANTOR

Signature Becky O'Flaherty Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JOHN T. & BECKY O'FLAHERTY  
 Address: 625 HWY 6  
 City: ELY  
 State: NV Zip: 89315

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JULIA A. HAYWARD & GAVIN R. BROAD  
 Address: P.O. BOX 982  
 City: EUREKA  
 State: NV Zip: 89316

**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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 007-380-43  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input 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      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 5,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 1950

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.

Signature Curtis P. Hayward Capacity: GRANTOR  
 Signature Julia A. Hayward Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: CURTIS P. HAYWARD  
 Address: UNIT 4 432 LOWER SOUTH FORK 9740  
 City: SPRING CREEK  
 State: NV Zip: 89815

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JULIA A. HAYWARD & GAVIN R. BRADFORD  
 Address: P.O. BOX 982  
 City: EUREKA  
 State: NV Zip: 89316

**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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 007-380-43 \_\_\_\_\_
- 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 5,000.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 19.50

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.

Signature *Jerry R. Martin* Capacity: GRANTOR  
 Signature *Julia A. Hayward* Capacity: GRANTEE

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

Print Name: JERRY R. MARTIN  
 Address: P.O. BOX 150096  
 City: ELY  
 State: NV Zip: 89315

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

Print Name: JULIA A. HAYWARD & GAVIN R. BROAD  
 Address: P.O. BOX 982  
 City: EUREKA  
 State: NV Zip: 89316

**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