

APN # 002-380-43

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

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 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 10/03/2022

Signature of Grantor

Signature of Grantor

JOHN T. O'FLAHERTY

BECKY O'FLAHERTY

Print or type name here

Print or type name here

STATE OF NEVADA

COUNTY OF EUREKA

This instrument was acknowledged before me on (date)

By (person(s) appearing before notary public)

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
(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

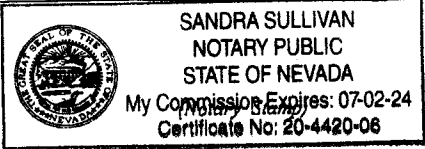
CURTIS P. HAYWARD
Print or type name here

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



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): 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

[Signature]
Signature of Grantor

Signature of Grantor

JERRY R. MARTIN

Print or type name here

Signed in counter part
Print or type name here

STATE OF NEVADA

White Pine
COUNTY OF EUREKA

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

[Signature]
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

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 THERFROM ½ 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. ☒ 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 RECORDERS OPTIONAL USE ONLY

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. ☒ 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 RECORDERS OPTIONAL USE ONLY

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. BRUNO
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
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

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 _____ Capacity: GRANTOR

Signature _____ 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