

APN: 005-240-10, 005-240-39

Mailing Address of Grantee or Other

Person Requesting Recording:

Wilson | Barrows | Salyer | Jones

442 Court Street

Elko, Nevada 89801

Mail Tax Statements to:

Stuart G. Marsden, Trustee of the

Stuart G. Marsden Trust

92 McDaniel Way

Crescent Valley, Nevada 89821

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=6

WILSON BARROWS SALYER JONES

KATHERINE J. BOWLING, CLERK RECORDER E07

2023-249752

01/20/2023 03:17 PM

Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Rocío Palafox

Paralegal

Name

Title

Signature

Rocio Palafox

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Eureka, State of Nevada, to the following GRANTEE:

Grantor: STUART MARSDEN, AKA STUART G. MARSDEN, a single man.

Grantee: STUART G. MARSDEN, Trustee of the STUART G. MARSDEN TRUST, A LIVING, REVOCABLE TRUST.

Taking title as: Trustee of the STUART G. MARSDEN TRUST, as his separate property.

Estate conveyed: Fee simple.

Legal description of property conveyed:

Parcel 1:

Township 30 North, Range 48 East, M.D.B.&M.
Section 33: N1/2SE1/4SW1/4

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, reserved by Southern Pacific Land Company in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversions, remainders, rents, issues, and profits thereof, or of any part thereof.

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WILSON | BARROWS | SALYER | JONES

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Parcel 2:

Parcel 1, 2 and 3 as shown on that certain Parcel Map for William G. and Velma K. Marsden filed in the Office of the County Recorder of Eureka County, State of Nevada, on January 9, 1997, as File No. 165886, being a portion of Section 33, Township 30 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 reserved by Southern Pacific Land Company, in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH any buildings and improvements situate thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversions, remainders, rents, issues, and profits thereof, or of any part thereof.

APN: 005-240-39

SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to the Trustee of a revocable, amendable, inter-vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust, if any, shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of the Trustor which is transferred to this Trust, if any, shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.
3. A change in the identity or number of Trustees may be established of record by an affidavit made by a person with personal knowledge reciting the reason for change. In the case of the death of a Trustee then holding record title to Trust real estate, a certified copy of deceased Trustee's death certificate must be attached to the affidavit.
4. Any successor Trustee shall, by the act of appointment, be vested with the prior Trustee's title to all Trust property automatically and without conveyance from the prior Trustee(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.
5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by the Trustor's exercise of the power of revocation will automatically be deemed to be a full and unconditional reconveyance of all of the Trust property to the Trustor exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed

or other appropriate transfer document. No third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.

8. It is requested that all title companies insure good title in the distributee/s, and her successors in interest and assigns, based solely on the record title, including this Deed, the affidavits above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits to review the Trust Agreement then in effect, or other non-record events, or otherwise.

GRANTOR:

DATED: January 19, 2023


STUART MARSDEN AKA STUART G. MARSDEN,
individually

GRANTEE hereby accepts the above conveyance.

GRANTEE:

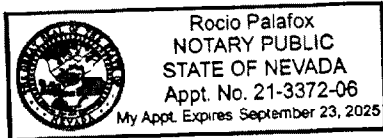
DATED: January 19, 2023


STUART G. MARSDEN, as Trustee of the
STUART G. MARSDEN TRUST

[NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO.)

On January 19, 2023, personally appeared before me, a Notary Public, **STUART G. MARSDEN**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument, individually, and as TRUSTEE of the **STUART G. MARSDEN TRUST**.



Rocio Palafox
NOTARY PUBLIC

23010191.skg.wpd

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-240-10
b. 005-240-39
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

\$ 39,233.

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ _____

d. 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 A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 Robert M. Salzer Capacity: Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stuart Marsden
Address: 92 McDaniel Way
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stuart G. Marsden, Trustee of the Stuart G. Marsden Trust
Address: 92 McDaniel Way
City: Crescent Valley
State: NV Zip: 89821

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

Print Name: Wilson Barrows Salyer Jones
Address: 442 Court Street
City: Elko

Escrow # _____
State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED