

APN: 007-200-76

RPTT: \$3,958.50

**Recording Requested By and  
When recorded mail to:**

David M. Stanton, Esq.  
Goicoechea, DiGrazia, Coyle & Stanton, Ltd.  
530 Idaho Street  
Elko, NV 89801

**Mail Tax Statements to:**

Roy Dale Reinford  
2881 Sarecta Road  
Pink Hill, North Carolina 28572  
*ESDOW # 86200*

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

EUREKA COUNTY, NV  
RPTT:\$3958.50 Rec:\$37.00  
\$3,995.50 Pgs=5  
COW COUNTY TITLE CO.  
KATHERINE J. BOWLING, CLERK RECORDER  
**2023-250743**  
**06/15/2023 04:27 PM**

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into this 5<sup>th</sup> day of June, 2023, by and between, **DONALD LLOYD MORRISON, Trustee of the DONALD LLOYD MORRISON REVOCABLE TRUST**, a Living Revocable Trust dated October 9, 2020, hereinafter called "Grantor," and **ROY DALE REINFORD AND BETH ELLEN REINFORD**, husband and wife, as joint tenants with right of survivorship, hereinafter called "Grantees," and it being specifically understood that any and all references to the words "Grantor" and "Grantees" shall include the masculine, feminine, and neuter genders, and singular and plural, as indicated by the context and number of parties hereto:

**WITNESSETH:**

That the said Grantor, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said Grantees, and to their successors and assigns, all that certain property being in the County of Eureka, and State of Nevada, more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Real Property"), including, without limitation, the following:

**TOGETHER WITH** all of Grantor's right, title and interest in and to all oil, gas, mineral, petroleum, and all other mineral rights if any, of whatever nature existing as a part of, upon, beneath the surface of or within said lands, including any mineral leases, rentals and/or royalties thereon.

**TOGETHER WITH** all of Grantor's fences, corrals, gates, chutes, scales, buildings and other improvements thereon.

**TOGETHER WITH** all of Grantor's water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, panels, motors, pivots, wheel lines, troughs, tanks, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, excepting therefrom a total of 8.0 acre feet of water to be retained by the Grantor from the foregoing permits/certificates, said water rights include, without limitation, all those water rights described and set forth in **Exhibit "B"** attached hereto and by this reference made a part hereof.

**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** all zoning, planning and other governmental rules, regulations, laws and ordinance affecting the property.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

**IN WITNESS WHEREOF**, the Grantor has executed this Deed the day and year first

///  
///  
///

hereinabove written.

**GRANTOR:**

**DONALD LLOYD MORRISON, TRUSTEE  
OF THE DONALD LLOYD MORRISON TRUST, a  
Living Revocable Trust dated October 9, 2020**

By: *Donald Lloyd Morrison*  
**DONALD LLOYD MORRISON**  
Its: Trustee

STATE OF NEVADA       )  
                                      ) SS.  
COUNTY OF ELKO       )

On this 5<sup>th</sup> day of June, 2023, before me, a Notary Public, personally appeared, **DONALD LLOYD MORRISON** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledges that he executed the foregoing instrument.

*Shanell M. Owen*  
NOTARY PUBLIC



**EXHIBIT "A"**  
**(Real Property)**

All that certain real property located in the State of Nevada, County of Eureka, described as follows:

That portion of the West Half (W½) of Section 8, Township 21 North, Range 53 East, M.D.B.& M., more particularly described as follows:

Parcel 2 of the Parcel Map for Donald Lloyd Morrison Trust recorded December 20, 2021 in the Office of the County Recorder of Eureka County, Nevada as File No. 2021-247668, Official Records, Eureka County, Nevada.

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## **EXHIBIT "B"**

All of Grantor's water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, panels, motors, pivots, wheel lines, troughs, tanks, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the real property described at **Exhibit "A,"** including but not limited to the following permitted and certificated appropriation of water as recognized by the Nevada Division of Water Resources, Office of the State Engineer, all situated within Eureka County, State of Nevada:

Application/Permit 24574, Certificate Number 7013 – 680.68 Acre Feet

Application/Permit 29405, Certificate Number 9671 – 591.32 Acre Feet

Excepting therefrom a total of 8.0 acre feet of water to be retained by the Grantor from the above Permits/Certificates.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 007-200-76

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/Sale Price of Property**

\$1,015,000.00

Deed in Lieu of Foreclosure Only (value of Property) (\_\_\_\_\_)

Transfer Tax Value: \$1,015,000.00

Real Property Transfer Tax Due: \$3,958.50

**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

DONALD LLOYD MORRISON TRUST, a Living  
Revocable Trust dated October 9, 2020

Signature \_\_\_\_\_

Capacity Grantee

Roy Dale Reinford  
**ROY DALE REINFORD**

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

Print Name: DONALD LLOYD MORRISON TRUST, a Living Revocable Trust dated October 9, 2020

Address: HC 62 Box 62130

City: Eureka

State: NV Zip: 89316

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

Print Name: ROY DALE REINFORD and BETH ELLEN REINFORD

Address: 2881 Sarecta Road

City: Pink Hill

State: NC Zip: 28572

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

Print Name: Cow County Title Co.

Escrow #: 86200

Address: 761 S. Raindance Drive

City: Pahrump

State: NV

Zip: 89048

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**