

APN: 005-090-63, 005-090-64

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

G. Anthony Cervantes
1 Willow Corral Pass
Beowawe, NV 89821

EUREKA COUNTY, NV

2023-250809

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=5

07/21/2023 10:53 AM

WILSON BARROWS SALYER JONES

KATHERINE J. BOWLING, CLERK RECORDER E07

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.

Benjamin J. Espinoza

Legal Secretary

Name

Title


Signature

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 the following property in the County of Eureka, State of Nevada, to the following Grantee:

Grantor: G. Anthony Cervantes, a widower;

Grantee: G. Anthony Cervantes, as Trustee of the G. Anthony Cervantes Trust, a living, revocable trust;

Taking title as: Trustee, and to his successors and assigns;

Estate conveyed: fee simple;

Legal description of property conveyed:

Parcel No. 1

TOWNSHIP 31 NORTH RANGE 49 EAST, MDB&M

Section 25: N½NW¼SW¼

Parcel No. 2

TOWNSHIP 31 NORTH RANGE 49 EAST, MDB&M

Section 25: S½NW¼SW¼

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TOGETHER WITH the manufactured home (MH000587) and all other personal property located thereon.

TOGETHER WITH all other real property in which Grantor now has, or hereafter acquires, any right, title and/or interest therein, if any, whether located within the State of Nevada, or outside the State of Nevada.

TOGETHER WITH all buildings and improvements situate on all of the above described real property.

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

SUBJECT TO all of the terms and conditions of the First Amended and Restated Revocable Trust Agreement and Declaration of Trust dated 13 July, 2023 ("Trust Agreement") by and between Grantors as Trustors and Grantees as Trustees, as thereafter amended from time to time.

SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter-vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust 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 either Trustor which is transferred to this Trust 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 or certification 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 or certification.
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(s) 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(s) 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 distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits or certifications above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits or certifications to review the Trust Agreement then in effect, or other non-record events, or otherwise.

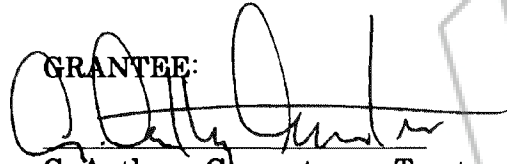
DATED: 13 July, 2023

GRANTOR:


G. Anthony Cervantes, individually

Grantee hereby accept the above conveyance.

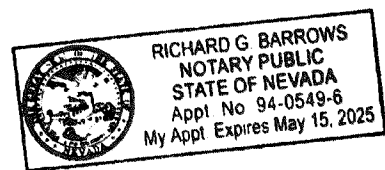
DATED: 13 July, 2023

GRANTEE:

G. Anthony Cervantes, as Trustee of the
G. Anthony Cervantes Trust, a living
revocable trust

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

On July 13, 2023, personally appeared before me, a Notary Public, **G. Anthony Cervantes**, personally known (or proved) to me to be the persons whose name is subscribed to the above instrument who acknowledged that he executed the above instrument, individually, and as Trustee of the **G. Anthony Cervantes Trust**, a living, revocable trust.


NOTARY PUBLIC



23070241rgb.wpd
July 13, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 005-090-63
 b. 005-090-64
 c. _____
 d. _____

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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust verified	

BO

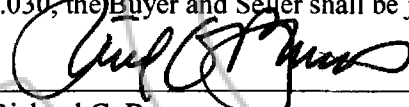
- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

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  Capacity: Attorney
 Richard G. Barrows

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: G. Anthony Cervantes
 Address: 1 Willow Corral Pass
 City: Beowawe
 State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: G. Anthony Cervantes, Trustee
 Address: 1 Willow Corral Pass
 City: Beowawe
 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