

APN: 001-112-01 and 001-111-01

**RECORDING REQUESTED BY AND WHEN  
RECORDED RETURN TO:**  
LAWRENCE C. KING  
KING & KING  
Attorneys at Law  
510 W. 21st Street  
Merced, CA 95340

**MAIL TAX STATEMENTS TO:**  
Nicanor Villarreal, Trustee  
Valerie J. Villarreal, Trustee  
21134 State Highway 140  
Stevinson, CA 95374

EUREKA COUNTY, NV  
LAND-GBS  
Rec:\$37.00  
Total:\$37.00  
KING & KING ATTORNEYS AT LAW

**2023-250932**  
**08/30/2023 02:25 PM**  
Pgs=3



SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE WITNESSETH: That

NICANOR VILLARREAL and VALERIE VILLARREAL, husband and wife, as joint tenants,  
for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain,  
Sell and Convey to

NICANOR VILLARREAL and VALERIE J. VILLARREAL, Trustees of the NICANOR  
VILLARREAL AND VALERIE J. VILLARREAL FAMILY TRUST,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as  
follows:

Lots 1, 2, 3 and 4 of Block 90, Lot 1 of Block 102 of the Town of Eureka.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined  
to be peculiarly essential to the productions of fissionable materials, reserved by the UNITED STATES  
AMERICA in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka  
County, Nevada.

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Subject to:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: August 21, 2023

  
NICANOR VILLARREAL

  
VALERIE J. VILLARREAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

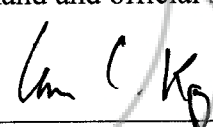
) ss.

COUNTY OF MERCED )

On August 21, 2023, before me, LAWRENCE C. KING, a Notary Public, personally appeared NICANOR VILLARREAL and VALERIE J. VILLARREAL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

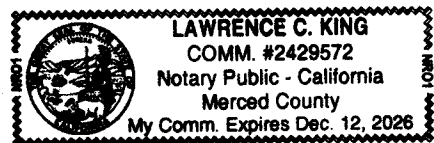
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Lawrence C. King, Notary Public

(seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 001-112-01  
b) 001-111-01  
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: Trust Verified

**3. Total Value/Sales Price of Property**

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )

Transfer Tax Value: \$ 0.00

Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: A transfer of title to a trust  
without consideration.

**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 Nicanor Villarreal Capacity Grantors

Signature Valerie Villarreal Capacity Grantees

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

Print Name: Nicanor & Valerie / Villarreal  
Address: 21134 State Highway 140  
City: Stevinson  
State: CA Zip: 95374

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)** Villarreal, Ttees  
Print Name: Nicanor & Valerie J.  
Address: 21134 State Highway 140  
City: Stevinson  
State: CA Zip: 95374

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

Print Name: Lawrence C. King, Attny Escrow #: N/A  
Address: 510 W. 21st Street  
City: Merced State: CA Zip: 95340

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED