

RECORDING REQUESTED BY:  
BARGER & BATTIEST LAW, APC

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO:  
Esther V. Chavez  
8095 Bogey Ave.  
Hemet, CA 92545

EUREKA COUNTY, NV **2023-251358**  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=2 **12/19/2023 02:18 PM**  
BARGER AND BATTIEST LAW, APC  
KATHERINE J. BOWLING, CLERK RECORDER E07

SPACE ABOVE FOR RECORDER'S USE

### Grant Deed

**APN: 005-260-17**

Esther Chavez, a widow, the GRANTOR,  
HEREBY GRANTS TO

Esther V. Chavez, Trustee of the Esther V. Chavez Living Trust dated May 31, 2014, and any amendments thereto, the GRANTEE,

All of THAT PROPERTY situated in the County of Eureka, State of Nevada, bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on 12/15/2023, in the County of Riverside, State of California.

*Esther Chavez*

ESTHER CHAVEZ

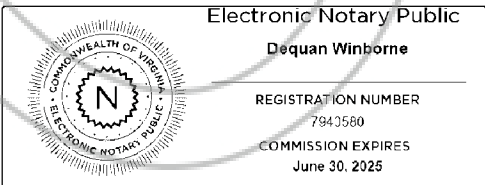
STATE OF Virginia )

COUNTY OF Henrico )

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 12/15/2023, by Esther Chavez. This notarial act was an online notarization.

Given under my hand and seal of office this 15th day of December, 2023.

Type of ID Provided: driver's license.



*[Signature]*

Notary Public, State of Virginia

My commission expires: 06/30/2025

Notarized online using audio-video communication

EXHIBIT A

The Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 30 North, Range 49 East, M.D.B. & M. EXCEPTING THEREFROM an easement on all boundaries thereof 30 feet in width for utility and public road purposes.

SUBJECT TO covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

SUBJECT FURTHER to reservations and conditions as set forth in deed dated January 9, 1958, executed by the Southern Pacific Company, a corporation, to Berenice Strathearn, recorded in Book 25, Page 240, under File No. 33672, Deed Records of Eureka County, Nevada, and

Reservation of 90% of all coal, oil, gas and other minerals, including the right of entry as reserved in that certain deed dated May 2, 1959, executed by Strathearn Cattle Company, a corporation, et al, to Mae Nichols, recorded May 25, 1959, in Book 25, Page 297, under File No. 34183, Deed Records of Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 005-260-17  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust verified BO	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0 ) )  
 c. Transfer Tax Value: \$ 0  
 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, with certificate of trust presented.

5. Partial Interest: Percentage being transferred: 50 %

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 Esther Chavez Capacity: Surviving Spouse

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Manuel G. Chavez  
 Address: 8095 Bogey Ave.  
 City: Hemet  
 State: CA Zip: 92545

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

Print Name: Esther V. Chavez the Esther V. Chavez  
 Address: 8095 Bogey Ave. Living Trust  
 City: Hemet  
 State: CA Zip: 92545

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

Print Name: Danielle P. Barger  
 Address: 5075 Shoreham Place, Suite 280  
 City: San Diego

Escrow # \_\_\_\_\_  
 State: CA Zip: 92122

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED