

APN 001-172-06

Mail Tax Statements to:

Arnold J. And Tamisha S. Pena
P.O. Box 892
Eureka, Nevada 89316

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

EUREKA COUNTY, NV
LAND-GRT
Rec:\$37.00
Total:\$37.00

2024-251670
02/13/2024 03:51 PM

Pgs=3

ARNOLD J. & TAMISHA S. PENA



00019646202402516700030032

KATHERINE J. BOWLING, CLERK RECORDER

GRANT DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, TAMISHA S. PENA and ARNOLD J. PENA, wife and husband, as joint tenants, herein referred to as Grantors, do hereby grant, bargain and sell to ARNOLD J. PENA and TAMISHA S. PENA, Trustees of the ARNOLD AND TAMISHA PENA FAMILY TRUST, dated February 2, 2024, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

A parcel of land being portions of Parcel A and Revised Parcel B of the Amended Parcel Map for William E. & Robin R. Hicks, recorded June 8, 1999 as File No. 172264, Eureka County, Nevada records, situated within the Northeast Quarter of Section 23, Township 19 North, Range 53 East, MOM, Eureka Town site, Eureka County, Nevada, being more particularly described as follows:

Beginning at the Westerly angle point of Parcel B2 as shown on the Parcel Map recorded October 29, 2008 in the Office of the County Recorder of Eureka County, Nevada as File No. 212688, Eureka County, Nevada records, from which the Southwest corner of said Parcel A, being a 2.5" iron pipe with 3.5" GLO brass cap stamped "CE 1/16 ETS S23 1935", bears South 39°33'01" West a distance of 794.70 feet; thence along the Northwesterly boundary of said Parcel B2 North 36°39'52" East a distance of 118.60 feet; thence departing said Northwesterly boundary North 12°7'19" East a distance of 64.25 feet; thence North 57°45'44" West a distance of 280.67 feet to a point on the Easterly limits of the 60' PRIVATE ACCESS EASEMENT & PUE as shown on said Amended Parcel Map File No. 172264; thence along said Easterly limits from a tangent which bears South 25°23'49" West, along a circular curve to the left with a radius of 255.000 feet and a central angle of 05°21'24" an arc length of 23.84 feet; thence South 20°02'25" West a distance of 176.34 feet; thence along a tangent circular curve to the left, with a radius of 105.00 feet and a central angle of 36°51'38" an arc length of 67.55 feet; thence South

16°49'13" East a distance of 77.88 feet to a point on the North boundary of said Parcel A; thence departing said North boundary line 16°49'13" East a distance of 77.01 feet; thence along a tangent circular curve to the right with a radius of 140.00 feet and a central angle of 40°29'42" an arc length of 98.95 feet; thence with a non-tangent line North 55°39'18" East a distance of 161.98 feet; thence North 27°19'32" East a distance of 112.42 feet to the Point of Beginning.

SUBJECT TO Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

TOGETHER WITH all buildings and improvements thereon.

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.

TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.

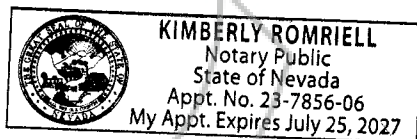
IN WITNESS WHEREOF, the Grantors have signed this Deed this 2nd day of February, 2024.


TAMISHA S. PENA


ARNOLD J. PENA

STATE OF NEVADA)
):ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on February 2, 2024, by TAMISHA S. PENA and ARNOLD J. PENA.




NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-172-06
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
____ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: Just filed in Trust verified

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
(_____)
\$ _____
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explanation Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5. Partial Interest: Percentage being transferred: _____ %

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 Travis W. Gerber Capacity Attorney
TRAVIS W. GERBER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tamisha S. Pena and Arnold J. Pena

Address: P.O. Box 892

City: Eureka

State: Nevada Zip: 89820

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

Print Name: Gerber Law Offices, LLP

Address: 491 4th Street

City: Elko

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arnold J. Pena and Tamisha S. Pena
Trustees of the Arnold and Tamisha Family Trust
dated February 2, 2024

Address: P.O. Box 892

City: Eureka

State: Nevada Zip: 89820

Escrow #: _____

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED