

EUREKA COUNTY, NV  
RPTT:\$117.00 Rec:\$37.00  
\$154.00 Pgs=4  
STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-251696**

02/22/2024 01:20 PM

<b>A.P.N. No.:</b>	006-220-05
<b>R.P.T.T.:</b>	\$ 117.00
<b>File No.:</b>	2158833
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Rodney T Phillips and Carol R Phillips, Trustees of the Phillips Family Trust dated March 25, 2020	
4755 Brincard Way	
Redding, CA 96003	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Susan Wright, also known as Susan M Wright, an unmarried woman and Carri L Wright, a married woman as her sole and separate property and Richard T Wright, a married man as his sole and separate property and Chance T Wright, a single man**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Rodney T Phillips and Carol R Phillips, Trustees of the Phillips Family Trust dated March 25, 2020,**

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

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 8: NW1/4NE1/4;

EXCEPTING THEREFROM all oil, gas, geothermal and mineral rights lying in an under said land as reserved by Robert W. Speilman and Debbie M. Speilman, husband and wife, in deed recorded August 16, 1991, in Book 224, Page 276, Official Records of Eureka County, Nevada.

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: 2/17/2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

*Susan Wright*

Susan Wright

Carri L Wright

*Chance T. Wright*

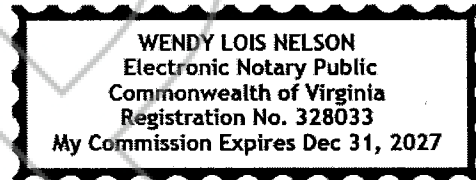
Chance T Wright

Richard T Wright

State of Virginia )  
 ) ss  
County of Botetourt )

This instrument was acknowledged before me on the 17 day of February, 2024  
By: Susan Wright

Signature: *Wendy Lois Nelson*  
Notary Public Wendy Lois Nelson



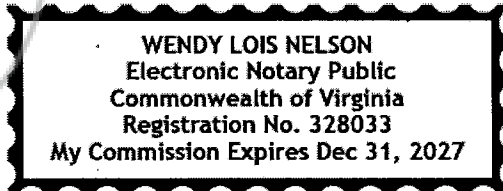
My Commission Expires: 12/31/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of Virginia )  
 ) ss  
County of Botetourt )

This instrument was acknowledged before me on the 17 day of February, 2024  
By: Chance T. Wright

Signature: *Wendy Lois Nelson*  
Notary Public  
Wendy Lois Nelson



My Commission Expires: 12/31/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Susan Wright

*Carri L. Wright*

Carri L Wright

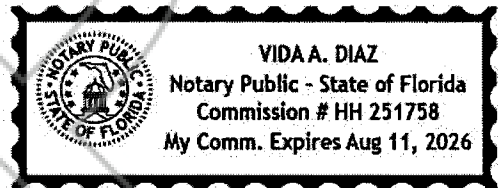
Richard T Wright

Chance T Wright

State of Florida )  
 ) ss  
County of Miami-Dade )

This instrument was acknowledged before me on the 15 day of February, 2024  
By: CARRI L. WRIGHT. Presented a NH Driver's License as Identification.

Signature: *Vida A. Diaz*  
Notary Public  
Vida A. Diaz



My Commission Expires: 8/11/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By:

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Susan Wright

Carri L Wright

*Richard T. Wright*

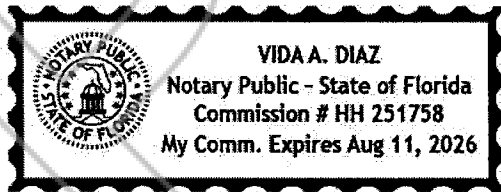
Richard T Wright

Chance T Wright

State of Florida )  
County of Miami-Dade ) ss

This instrument was acknowledged before me on the 15 day of February, 2024  
By: RICHARD T. WRIGHT. Presented an AL Driver's License as Identification.

Signature: *Vida A. Diaz*  
Notary Public  
Vida A. Diaz  
My Commission Expires: 8/11/2026



Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By:

Signature: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 006-220-05  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 45,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 30,000.00  
 d. Real Property Transfer Tax Due                                      \$ 117.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 _____	Capacity _____	Grantor _____
<u>Susan Wright</u>		
Signature _____	Capacity _____	Escrow Agent _____
<u>Trish Blaylock</u>		

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Susan Wright, Carri L Wright, Richard T Wright, and Chance T Wright  
 Address: 2958 NW Mountain View Rd, Trlr D  
 City: Silverdale  
 State: WA                      Zip: 98383

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rodney T Phillips and Carol R Phillips, Trustees of the Phillips Family Trust dated March 25, 2020  
 Address: 4755 Brincard Way  
 City: Redding  
 State: CA                      Zip: 96003

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2158833  
 Address: 810 Idaho St  
 City: Elko    State: NV                      Zip: 89801