

APN: 001-194-05
001-194-03

EUREKA COUNTY, NV
LAND-DED
RPTT:\$15.60 Rec:\$37.00
Total:\$52.60
RAY AND JANINE HUBBARD

2024-251941
04/19/2024 09:48 AM
Pgs=9

ADDRESS FOR TAX STATEMENTS:

Mt. Wheeler Power, Inc.
1600 Great Basin Blvd.
Ely, NV 89301



00019963202402519410090093

KATHERINE J. BOWLING, CLERK RECORDER

When recorded return to:
McConnell Law Office, PC
950 Idaho Street
Elko, NV 89801

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE is made and entered into this 14th day of February, 2024, by and between **MT. WHEELER POWER, INC.**, a Nevada Non-Profit Corporation, as Grantor and Grantee; and **RAY HUBBARD and JANINE HUBBARD**, as joint tenants with rights of survivorship,, as Grantor and Grantee. The purpose of this Deed is to create and establish a boundary line adjustment.

W_I_T_N_E_S_S_E_T_H:

WHEREAS, the Grantor and Grantee are owners of adjoining parcels in the County of Eureka, State of Nevada.

WHEREAS, the properties owned by the Grantor and Grantee are contiguous and share common boundaries.

WHEREAS the Grantor and Grantee wish to adjust their common boundaries of the aforementioned parcels in accordance with the legal descriptions attached.

WHEREAS, Grantor and Grantee desire to adjust the boundary lines of their parcels of real property by transferring a part of Grantors' parcel with said Boundary Line Adjustment as set forth in the Boundary Line Adjustment Map Record of Survey, recorded concurrently herewith in the office of the Eureka County Recorder, Eureka County, Nevada.

NOW THEREFORE, Grantor and Grantee do by these presents, grant, bargain, sell and convey, one to another all portions of said real property described above necessary to effect this boundary line adjustment so that the real property owned by Grantor and Grantee, shall now be described as follows, as attached hereto and incorporated by reference.

Parcel 001-194-05, the MT. WHEELER POWER, INC. Parcel, shall , shall now be described as shown in Exhibit A attached.

Parcel 001-194-03, the HUBBARD parcel, shall now be described as shown in Exhibit B attached.

SUBJECT to any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way existing or of record.

TOGETHER WITH all buildings and improvements situate 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.

TOGETHER WITH all the oil, gas, mineral, sand and gravel and geothermal rights, if any, with respect to the real property.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, and unto the heirs, executors, administrators, successors and assigns forever.

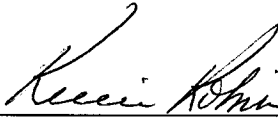
THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HERewith.

IN WITNESS WHEREOF, the said Grantor has executed this Deed and Boundary Line Adjustment the day and year first hereinabove written.

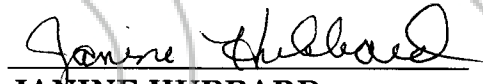
GRANTOR/GRANTEE:

GRANTOR/GRANTEE:

MT. WHEELER POWER, INC.


By: 
Kevin Robison, CEO

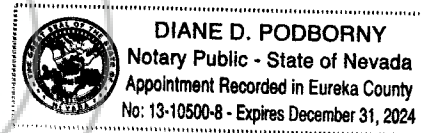
By: 
RAY HUBBARD

By: 
JANINE HUBBARD

STATE OF Nevada
COUNTY OF Eureka

On this 14th day of February, 2024 before me, a notary public, personally appeared **KEVIN ROBISON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it or and on behalf of **MT. WHEELER POWER, INC.**

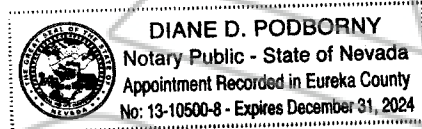

NOTARY PUBLIC



STATE OF Nevada
COUNTY OF Eureka

On this 14th day of February, 2024 before me, a notary public, personally appeared **JANINE HUBBARD**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Diane D. Podborny
NOTARY PUBLIC



STATE OF Nevada
COUNTY OF Eureka

On this 14th day of February, 2024 before me, a notary public, personally appeared **RAY HUBBARD**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Diane D. Podborny
NOTARY PUBLIC

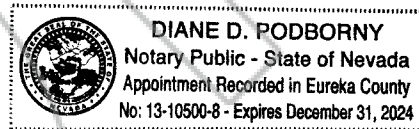


EXHIBIT "A"
BLA Resultant Parcel A1

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

Parcel 1 as shown on that Parcel Map for JACK SCOTT BURNETT, filed in the office of the County Recorder of Eureka County, State of Nevada, on June 20, 1990 as File No. 132576, being a portion of Section 24, TOWNSHIP 19 NORTH, RNGE 53 EAST, M.D.B. & M.

INCLUDING THERETO

All that certain real property situated within a portion of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 24, Township 19 North, Range 53 East, M.D.M., County of Eureka, State of Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 1 as shown on the Parcel Map for Jack Scott Burnett, recorded June 20, 1990 in the office of Recorder, Eureka County, Nevada as File No. 132576, said point also being Corner No. 4 of the Silver West Consolidated Mining Co. Mill Site, Survey No. 94 as shown on the Plat of the Townsite of Eureka, Nevada accepted by the General Land Office November 19, 1937;

THENCE South 04°30' East, 25.71 feet to a point on the northerly line of Block 104 of said Townsite Plat;

THENCE along said northerly line, South 81°20' West, 133.93 feet to Corner No. 6 of said Survey No. 94;

THENCE along the line between Corner No. 6 and Corner No.5 of said Survey No. 94, North 04°45' East, 25.00 feet to said Corner No. 5;

THENCE along the line between Corner No. 5 and Corner No.4 of said Survey No. 94, North 80°45' East, 130.00 feet to the **POINT OF BEGINNING**.

Containing 3,294 square feet, more or less.

The Basis of Bearings for this description is the Plat of the Townsite of Eureka, Nevada accepted by the General Land Office November 19, 1937.

EXCEPTING THEREFROM that portion of Parcel 1 as shown on said Parcel Map for Jack Scott Burnett, recorded June 20, 1990 in the office of Recorder, Eureka County, Nevada as File No. 132576,

BEGINNING at a point which bears South 81°30'00" West, 164.40 feet from the northeast corner of said Parcel 1;

THENCE South 00°15'05" East, 35.78 feet to a westerly corner of Parcel 1;

THENCE along the southwest line of Parcel 1, North 72°14'09" West, 80.02 feet to the Northwest corner of said Parcel 1;

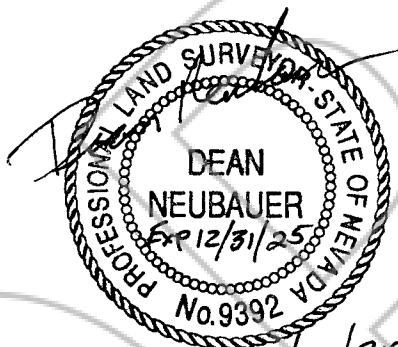
THENCE along said north line of Parcel 1, North 81°30'00" East, 76.90 feet to the **POINT OF BEGINNING**.

Containing 1,362 square feet, more or less.

The Basis of Bearings for this description is the Plat of the Townsite of Eureka, Nevada accepted by the General Land Office November 19, 1937.

BLA Resultant Parcel A1 containing 2.97 Acres, more or less.

Prepared by:
Lumos & Associates, Inc.
Dean Neubauer, P.L.S. No. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 11178.000



02/02/2024

EXHIBIT "B"
BLA Resultant PARCEL A2

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

A parcel of land situated in the West one-half (W1/2) of the Northwest one-quarter (NW1/4) of Section 24, Township 19 North, Range 53 East, M.D.B. & M., Eureka, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 24:

THENCE South 04°31'00" East, a distance of 1203.31 feet, to the Northwest corner of Mineral Survey No. 94, as shown on the map of the town of Eureka:

THENCE North 81°30'00" East, along the Northerly line of said Mineral Survey No. 94, a distance of 60.00 feet, to the **TRUE POINT OF BEGINNING**:

THENCE continue North 81°30'00" East, along the said Northerly line of Mineral Survey No. 94, a distance of 55.71 feet:

THENCE South 72°14'09" East, a distance of 80.02 feet:

THENCE South 00°15'05" East, a distance of 40.75 feet:

THENCE South 81°55'58" West, a distance of 109.43 feet:

THENCE North 17°44'33" West, a distance of 75.90 feet, returning to the **TRUE POINT OF BEGINNING**:

Containing 7,754 Sq. Ft. (0.1780 Acres) more or less.

The Basis of Bearings for this description is the Plat of the Townsite of Eureka, Nevada accepted by the General Land Office November 19, 1937.

INCLUDING THERETO that portion of Parcel 1 as shown on said Parcel Map for Jack Scott Burnett, recorded June 20, 1990 in the office of Recorder, Eureka County, Nevada as File No. 132576,

BEGINNING at a point which bears South 81°30'00" West, 164.40 feet from the northeast corner of said Parcel 1;

THENCE South 00°15'05" East, 35.78 feet to the East Northeast corner of the above described Parcel;

THENCE along the Northeast line of the above Parcel, North 72°14'09" West, 80.02 feet to the Northwest corner of said Parcel 1;

THENCE along said north line of Parcel 1, North 81°30'00" East, 76.90 feet to the **POINT OF**

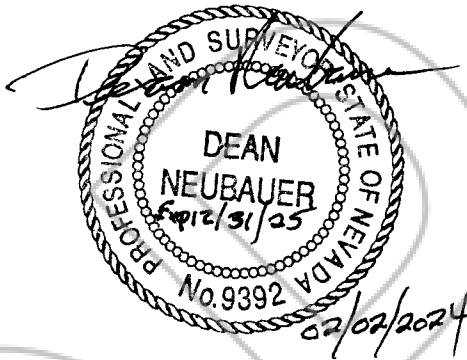
BEGINNING.

Containing 1,362 square feet, more or less.

The Basis of Bearings for this description is the Plat of the Townsite of Eureka, Nevada accepted by the General Land Office November 19, 1937.

BLA Resultant Parcel A2 containing 9,116 square feet, more or less.

Prepared by:
Lumos & Associates, Inc.
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN: 11178.000



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-194-05
b) 001-194-03
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: _____

3. Total Value/Sales Price of Property

\$ 3,718

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 15.60

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 [Signature] Capacity Grantee

Signature _____ Capacity _____

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

Print Name: MT. Wheeler Power, Inc.
Address: 1600 Great Basin Blvd.
City: ELY
State: NV Zip: 89301

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

Print Name: Ray and Janne Hubbard
Address: P.O. Box 61
City: Eureka
State: NV Zip: 89310

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED