

APN 005-240-08

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

**2024-252040**  
**05/13/2024 03:34 PM**  
Pgs=6

GERBER LAW OFFICES LLP

Mail Tax Statements to:

Christopher L. and Susan N. Silveira  
3 Hillbilly Lane Lot A  
Crescent Valley, Nevada 89821



KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Return to:

GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, CHRISTHER SILVEIRA, also known as CHRISTOPHER L. SILVEIRA, and SUSAN SILVEIRA, also known as SUSAN N. SILVEIRA, husband and wife, as joint tenants, herein referred to as Grantors, do hereby grant, bargain and sell to CHRISTOPHER L. SILVEIRA and SUSAN N. SILVEIRA, Trustees of the CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST, dated April 23, 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:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 33: S1/4 SE1/4 NW 1/4 SE1/4 and

A parcel of land located in Section 33, TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B., Eureka County, Nevada, and being a portion of the NE1/4 SW1/4 SE1/4 of said Section 33 as deeded to Darrel H. And Anna Loue Waters by deed recorded in the office of the Eureka County, Recorder, Eureka Nevada, in Book 57 at page 87, more particular described as follows:

Commencing at the East 1/4 corner of said Section 33,

THENCE NORTH 89.51' 49" WEST, 1,322.61 feet along the East-West 1/4 Section line of said Section 33 to a point, being the Northeast corner of the NW1/4 SE1/4 of said Section 33,

THENCE SOUTH 0°05'49" EAST, 1,322.61 feet along the East 1/16 line of said Section 33 to Corner No. 1, a point being the Northeast corner of said Waters property, the true point beginning,

THENCE continuing SOUTH 0°05'49" EAST, 149.18 feet along the said East 1/16 of said Section 33 also being the East line of said waters property to Corner No. 2,

THENCE NORTH 8954' 27" WEST, 660.77 feet to Corner No. 3, a point on the West line of said Waters property,

THENCE NORTH 0°5'04" WEST, 149.18 feet along the said West line of Waters property to Corner No. 4, a point being the Northwest corner of said Waters property,

THENCE SOUTH 8954' 27" EAST, 660.82 feet along the North line of said Waters property to Corner No. 1, the point of beginning

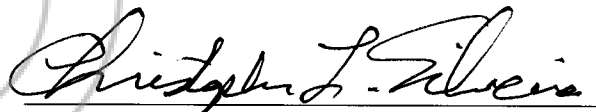
EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in or under said lands reserved in Deed dated August 28, 1951, executed by SOUTHERN PACIFIC LAND COMPANY To H.J. BUCHEN, et ux, recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

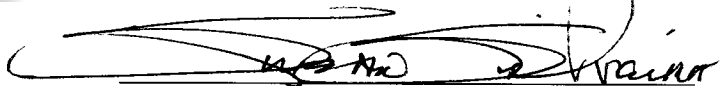
TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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 \_\_\_\_ day of April, 2024.



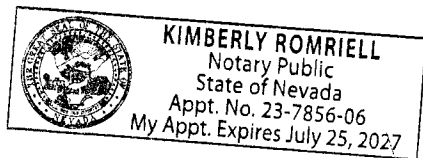
CHRISTHER SILVEIRA, also known as  
CHRISTOPHER L. SILVEIRA



SUSAN SILVEIRA, also known as  
SUSAN N. SILVEIRA

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

This instrument was acknowledged before me on April 23, 2024, by CHRISTHER SILVEIRA, also known as CHRISTOPHER L. SILVEIRA, and SUSAN SILVEIRA, also known as SUSAN N. SILVEIRA.



*Kimberly Romriell*  
\_\_\_\_\_  
NOTARY PUBLIC

**CERTIFICATE OF THE  
CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST  
Dated April 23, 2024**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST, dated April 23, 2024**, which is a revocable trust that may be amended or revoked by the Trustors during their joint lifetime, or by the surviving Trustor.

The undersigned, **CHRISTOPHER L. SILVEIRA** and **SUSAN N. SILVEIRA**, husband and wife, of Elko County, Nevada, have made and executed on April 23, 2024, the **CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST** wherein the undersigned are Trustors, Trustees and Beneficiaries, to which certain real and personal property has been transferred.

1. The undersigned declare that the present Trustees, and the successor or additional Trustees of said Trust shall be as follows:

- (A) The Trustors, or competent Trustor if one Trustor is incompetent, then,
- (B) Upon the death of one of the Trustors, the surviving Trustor shall be the sole Trustee, if competent, then,
- (C) If there is no competent Trustor to serve, or upon the death of the surviving Trustor, **LOREN BURGESS** and **CAROL ANN BURGESS**, shall serve as Co-Trustees. If **LOREN BURGESS** or **CAROL ANN BURGESS** is unable or unwilling to serve, then the remaining Co-Trustee shall serve as sole Trustee.
- (D) Other Successor Trustees, if necessary, shall be appointed by the Trustee then serving, or if no Successor Trustee is appointed, then by Court appointment.

2. The Trustees under the trust agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property, and participate in the operation of any business or other enterprise in the trust name. Either original Trustee may act independently to bind the Trust. Any successor Trustee(s) may act independently to bind the Trust.

3. During the Trustors' joint lifetime the Trust may be revoked or amended, in whole or in part, by any instrument signed by both the Trustors jointly, or by either Trustor alone.


4. The Trust has not been revoked or amended to make any representation within the Certificate incorrect, or limiting the powers of the Trustees over Trust property.

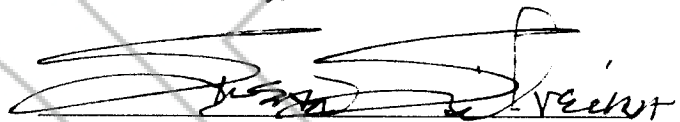
5. The domicile of the Trust shall be the State of Nevada, and the Trust shall be governed by the laws of the State of Nevada in effect at the date of the execution of the Trust.

6. Title for assets of the Trust shall be taken in the following form: **CHRISTOPHER L. SILVEIRA and SUSAN N. SILVEIRA, Trustees of the CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST, dated April 23, 2024.**

7. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

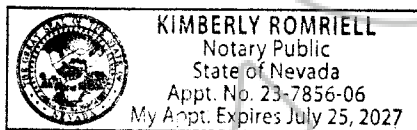
THIS CERTIFICATE OF TRUST is made this 27 day of April, 2024, and a copy thereof with all particulars is located with the undersigned at Crescent Valley, Nevada.

  
CHRISTOPHER L. SILVEIRA

  
SUSAN N. SILVEIRA

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

This instrument was acknowledged before me on April 27, 2024, by **CHRISTOPHER L. SILVEIRA and SUSAN N. SILVEIRA**, husband and wife, as Trustors and Trustees of the **CHRISTOPHER AND SUSAN SILVEIRA FAMILY TRUST**, dated April 23, 2024.



  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-240-08  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b) X 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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: Chrisher Silveira also known as Christopher Silveira and Susan Silveira

Address: 3 Hillbilly Lane Lot A

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP

Address: 491 4<sup>th</sup> Street

City: Elko

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

Print Name: Christopher L. Silveira and Susan N. Silveira, Trustees of the Christopher and Susan Silveira Family Trust, dated March 23, 2024

Address: 2244 North Hollow Circle

City: Crescent Valley

State: Nevada Zip: 89821

Escrow #: \_\_\_\_\_

State: Nevada Zip: 89801