

APN#: 004-340-28
Escrow No. 24-135096

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Victoria Kohn

3639 W. Clement Rd
Boise, ID 83704

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=5

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER E07

2024-252053

05/22/2024 11:20 AM

GRANT, BARGAIN, SALE DEED

R.P.T.T. EXEMPT

THIS INDENTURE WITNESSETH: That Victoria Kohn, an unmarried woman, Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Victoria Kohn, Trustee of the Kohn Family Trust dated October 14, 2020, Grantee, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 16th day of May, 2024.

Victoria Kohn
Victoria Kohn

STATE OF Idaho County of ADA } ss:

This instrument was acknowledged before me on this 16th day of May, 2024 by Victoria Kohn

Tony Nelson
Notary Public

TONY NELSON
Notary Public - State of Idaho
Commission Number 20220916
My Commission Expires Feb 24, 2028

EXHIBIT "A"
Legal Description

TOWNSHIP 32 NORTH, RANGE 50 EAST, MDB&M

SECTION 14: THAT PORTION OF THE N1/2 LYING SOUTHEASTERLY OF INTERSTATE ROUTE 80.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED AUGUST 6, 1937, IN BOOK 21, PAGE 414, DEED RECORDS, EUREKA COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN RECTANGULAR PIECE OR PARCEL OF LAND LYING PARALLEL AND ADJACENT TO THE LEFT OR NORTHERLY FIFTY FOOT HIGHWAY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE NO.1 (EUREKA 1 A 4) BETWEEN HIGHWAY ENGINEER'S STATIONS "E" 746 + 67.00 BEING SITUATE IN THE NW ¼ OF THE NE1/4 OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B. & M., IN EUREKA COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF STATE HIGHWAY FIFTY FEET TO THE LEFT OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "E" 746 + 63.003;

THENCE RUNNING NORTHERLY AND AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE A DISTANCE OF 250 FEET;

THENCE TURNING AT RIGHT ANGLES AND RUNNING EASTERLY A DISTANCE OF 404.00 FEET,

THENCE TURNING AT RIGHT ANGLES AND RUNNING SOUTHERLY A DISTANCE OF 250 FEET;

THENCE TURNING AT RIGHT ANGLES AND RUNNING WESTERLY, ALONG THE LEFT OR NORTHERLY FIFTY

FOOT RIGHT OF WAY LINE OF SAID STATE HIGHWAY, A DISTANCE OF 404.00 FEET TO THE POINT OF

BEGINNING;

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED SEPTEMBER 27, 1952, IN BOOK 24, PAGE 228, DEED RECORDS, EUREKA COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING IN THE NW1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B. & M., IN EUREKA COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE PRESENT LEFT OR NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 1 WHICH IS 75.00 FEET LEFT OR NORTHERLY OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "X" 727/14.85 P.O.T.; SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING SOUTH 77°40'53" WEST, A DISTANCE OF 2,174.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14:

THENCE NORTH 34°11' WEST, A DISTANCE OF 194.52 FEET TO A POINT;

THENCE NORTH 55°49' EAST, A DISTANCE OF 454.00 FEET TO A POINT;

THENCE SOUTH 34°11' EAST, A DISTANCE OF 263.27 FEET TO A POINT ON THE PRESENT LEFT OR NORTHERLY SEVENTY-FIVE FOOT HIGHWAY RIGHT OF WAY LINE;

THENCE FROM A TANGENT WHICH BEARS SOUTH 70°25'52" WEST, CURVING TO THE LEFT ALONG SAID SEVENTY-FIVE FOOT RIGHT OF WAY LINE WITH A RADIUS OF 2,075 FEET, THROUGH AN ANGLE OF 1°31'52" AN ARC DISTANCE OF 55.45 FEET TO A POINT ON THE OLD LEFT OR NORTHERLY FIFTY FOOT RIGHT OF WAY LINE OF SAID STATE HIGHWAY ROUTE 1;

THENCE SOUTH 55°49' WEST, ALONG SAID FIFTY FOOT RIGHT OF WAY LINE A DISTANCE OF 350.14 FEET TO A POINT;

THENCE NORTH 34°11' WEST, A DISTANCE OF 51.21 FEET TO A POINT ON THE AFORESAID PRESENT SEVENTY-FIVE FOOT RIGHT OF WAY LINE;

THENCE SOUTH 60°42' WEST, ALONG SAID SEVENTY-FIVE FOOT RIGHT OF WAY LINE A DISTANCE OF 50.18 FEET TO THE POINT OF BEGINNING;

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO JOHN N. MURRAY AND OLIVE B. MURRAY, HUSBAND AND WIFE IN DEED RECORDED AUGUST 8, 1960, IN BOOK 25, PAGE 441, DEED RECORDS, EUREKA COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SEVENTY-FIVE FOOT RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 40 WHICH POINT IS 75.00 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "X" 725 + 94.11 P.O.T.; SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING SOUTH 73°01'59" WEST, A DISTANCE OF 2,253.73 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.;

THENCE NORTH 60°42' EAST, ALONG SAID SEVENTY-FIVE FOOT HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 105.89 FEET TO A POINT;

THENCE NORTH 29°18' WEST, A DISTANCE OF 15.00 FEET TO A POINT WHICH IS SIXTY FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "A" 727 + 00.00 P.O.T.;

THENCE NORTH 60°42' EAST, ALONG THE SOUTHERLY SIXTY FOOT RIGHT OF WAY LINE OF SAID U.S. HIGHWAY ROUTE 40 A DISTANCE OF 122.32 FEET TO A POINT;

THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG SAID SIXTY FOOT HIGHWAY RIGHT OF WAY LINE WITH A RADIUS OF 1,940 FEET, THROUGH AN ANGLE OF 3°39'30" AN ARE DISTANCE OF 123.87 FEET TO A POINT;

THENCE SOUTH 25°38'30" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY SEVENTY-FIVE FOOT HIGHWAY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 40;

THENCE FROM A TANGENT WHICH BEARS NORTH 64°21'30" EAST, CURVING TO THE RIGHT ALONG SAID SEVENTY-FIVE FOOT HIGHWAY RIGHT OF WAY LINE WITH A RADIUS OF 1,925 FEET THROUGH AN ANGLE OF 25°20' 30" AN ARC DISTANCE OF 851.44 FEET TO A POINT;

THENCE NORTH 89°42' EAST, ALONG SAID SEVENTY-FIVE FOOT HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 268.75 FEET, MORE OR LESS TO A POINT WHICH IS 75.00 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "X" 741 + 03.36 P.O.T.;

THENCE SOUTH 31°34'30" WEST, A DISTANCE OF 652.53 FEET TO A POINT;
THENCE SOUTH 76°24' 30" WEST, A DISTANCE OF 690.50 FEET TO A POINT;
THENCE NORTH 33°59' WEST, A DISTANCE OF 335.52 FEET TO A POINT;
THENCE SOUTH 57°06' WEST, A DISTANCE OF 139.20 FEET TO A POINT,

THENCE NORTH 26°29' WEST, A DISTANCE OF 178.35 FEET, MORE OR LESS TO THE POINT OF BEGINNING; BEING A PORTION OF THE N1/2 OF THE NE ¼ OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONDEMNED TO THE STATE OF NEVADA, ON RELATION OF ITS DEPARTMENT OF HIGHWAYS, BY FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 24, 1970, IN BOOK 34, PAGE 395, OFFICIAL RECORDS EUREKA COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PIECE OR PARCEL OF LAND, LYING AND BEING IN PORTIONS OF THE FOLLOWING: THE S1/2 OF THE NW1/4, THE NE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4 AND THE N1/2 OF THE NE1/4 ALL IN SECTION 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., EUREKA COUNTY, STATE OF NEVADA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE WESTBOUND LANE OF INTERSTATE ROUTE 80 (S.R.- 1) WITH THE WEST BOUNDARY OF SAID SECTION 14 AT HIGHWAY ENGINEER'S STATION "OW" 850 03.84 P.O.C., SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING SOUTH 0°02'06" WEST, A DISTANCE OF 1,978.54 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 0°02'06" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14 A DISTANCE OF 201.88 FEET TO A POINT ON THE LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1);

THENCE FROM A TANGENT WHICH BEARS NORTH 82°04'03" EAST, CURVING TO THE LEFT ALONG SAID LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) WITH A RADIUS OF 4,756 FEET, THROUGH AN ANGLE OF 21°25' 53", AN ARC DISTANCE OF 1,778.97 FEET TO A POINT;

THENCE NORTH 29°21'50" WEST, CONTINUING ALONG SAID LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 100.00 FEET TO A POINT;

THENCE NORTH 60°38'10" EAST, CONTINUING ALONG SAID LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 1,619.00 FEET TO A POINT;

THENCE NORTH 38°33'48" EAST, CONTINUING ALONG SAID LEFT OR NORTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 343.50 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 14;

THENCE SOUTH 89°34'13" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 14 A DISTANCE OF 2,056.43 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14;

THENCE SOUTH 0°30'18" WEST ALONG THE EAST BOUNDARY OF SAID SECTION 14 A DISTANCE OF 424.28 FEET TO A POINT ON THE RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1);

THENCE FROM A TANGENT WHICH BEARS SOUTH 86°28'03" WEST, CURVING TO THE RIGHT ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) WITH A RADIUS OF 3,278 FEET, THROUGH AN ANGLE OF 3°51'12", AN ARC DISTANCE OF 220.45 FEET TO A POINT;

THENCE NORTH 89°40'46" WEST, CONTINUING ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 621.03 FEET TO A POINT,

THENCE NORTH 32°11'44" EAST, A DISTANCE OF 166.99 FEET TO A POINT;

THENCE NORTH 89°40'46" WEST A DISTANCE OF 268.75 FEET TO A POINT;

THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE LEFT WITH A RADIUS OF 1,925 FEET, THROUGH AN ANGLE OF 19°14'24", AN ARC DISTANCE OF 646.42 FEET TO A POINT;

THENCE NORTH 18°55'10" WEST, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE NORTH 33°32'03" WEST, A DISTANCE OF 263.27 FEET TO A POINT;

THENCE SOUTH 56°27'57" WEST, A DISTANCE OF 454.00 FEET TO A POINT;

THENCE SOUTH 33°32'03" EAST, A DISTANCE OF 194.52 FEET TO A POINT,

THENCE NORTH 61°20'57" EAST, A DISTANCE OF 50.18 FEET TO A POINT;

THENCE SOUTH 33°32'03" EAST, A DISTANCE OF 51.21 FEET TO A POINT;

THENCE SOUTH 28°39'03" EAST, A DISTANCE OF 83.98 FEET TO A POINT;

THENCE SOUTH 61°20'57" WEST, A DISTANCE OF 69.39 FEET TO A POINT;

THENCE SOUTH 28°39'03" EAST, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE SOUTH 61°20'57" WEST, A DISTANCE OF 105.89 FEET TO A POINT;

THENCE SOUTH 25°50'03" EAST, A DISTANCE OF 178.35 FEET TO A POINT;

THENCE NORTH 57°46'57" EAST, A DISTANCE OF 139.20 FEET TO A POINT;

THENCE SOUTH 33°20'03" EAST, A DISTANCE OF 291.10 FEET TO A POINT ON THE RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1);

THENCE SOUTH 60°38'10" WEST, ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 892.98 FEET TO A POINT;

THENCE NORTH 29°21'50" WEST, CONTINUING ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE OF 300.00 FEET TO A POINT;

THENCE SOUTH 60°38'10" WEST, CONTINUING ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) A DISTANCE 787.14 FEET TO A POINT;

THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG SAID RIGHT OR SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF I.R.-80 (S.R.-1) WITH A RADIUS OF 5,200 FEET, THROUGH AN ANGLE OF 22°06'53", AN ARC DISTANCE OF 2,007.14 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 14;

THENCE NORTH 0°02'06" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 14 A DISTANCE OF 246.07 FEET TO THE POINT OF BEGINNING.

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessors Parcel Number(s)

- a) **004-340-28**
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

FOR RECORDER'S OPTIONAL USE

ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

☐ Other _____

3. Total Value/Sales Price of Property: \$ _____

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: **EXEMPT**

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 7

b. Explain Reason for Exemption: **Transfer to a trust without consideration**

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 Victoria Kohn

Capacity **GRANTOR**

Signature _____

Capacity **GRANTEE**

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Victoria Kohn, an unmarried woman**

Address: _____

Address: **3639 W. Clement Rd**

City: **Boise**

State: **ID**

Zip: **83704**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Victoria Kohn, Trustee**

Address: _____

Address: **3639 W. Clement Rd**

City: **Boise**

State: **ID**

Zip: **83704**

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **24-135096**

Address: **7450 Arroyo Crossing Parkway, Suite 270**

City: **Las Vegas**

State: **NV**

Zip: **89113**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED