

APN: 005-520-22

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$354.90 Rec:\$37.00 **2024-253026**  
Total:\$391.90 **08/26/2024 02:59 PM**  
Pgs=5  
ROBERT & CINDY FLANDERS

Mail Tax Statement to:  
Robert & Cindy Flanders  
130 Dean Dann Spa road  
Crescent Valley, Nevada 89821



When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, LESLIE JACK GARRETT, also known as LESLIE GARRETT, also known as LES GARRETT, Trustee of the LESLIE JACK GARRETT LIVING TRUST, dated January 24, 2024, herein referred to as Grantor, does hereby grant, bargain and sell to ROBERT FLANDERS and CINDY FLANDERS, husband and wife, as joint tenants, 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:

T29N R49E Sec 19 S2NW4SE4

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.

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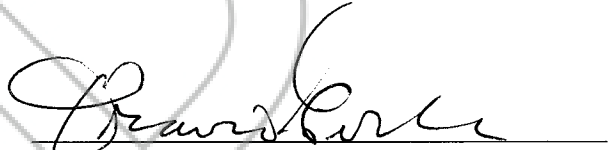
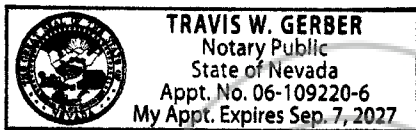
IN WITNESS WHEREOF, the Grantor has signed this Deed this 24 day of July, 2024.



LESLIE JACK GARRETT, also known as  
LESLIE GARRETT, also known as LES  
GARRETT, Trustee of the LESLIE JACK  
GARRET LIVING TRUST, dated January 24,  
2024

STATE OF NEVADA            )  
  : ss.  
COUNTY OF Elko        )

This instrument was acknowledged before me on July 24, 2024, by LESLIE  
JACK GARRETT, also known as LESLIE GARRETT, also known as LES GARRETT.

  
NOTARY PUBLIC

**CERTIFICATE OF THE  
LESLIE JACK GARRETT LIVING TRUST  
Dated January 18, 2024**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **LESLIE JACK GARRETT LIVING TRUST**, dated **January 24, 2024**, which is a revocable trust that may be amended or revoked by the Trustor during his lifetime.

The undersigned, **LESLIE JACK GARRETT**, of Elko County, Nevada, has made and executed on January 24, 2024, the **LESLIE JACK GARRETT LIVING TRUST** wherein the undersigned is Trustor, Trustee and Beneficiary, to which certain real and personal property has been transferred.

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

(A) The Trustor, then,

(B) Upon the death or incompetency of the Trustor, **MEGGIN BERRY**, shall serve as Trustee. If **MEGGIN BERRY** is unable or unwilling to serve, then **RICHARD DEAN MAIER** shall serve as Trustee.

(C) 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 Trustee under the trust agreement is 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. Any Successor Trustee(s) may act independently to bind the Trust.

**3.** During the Trustor's lifetime the Trust may be revoked or amended, in whole, or in part, by any instrument signed by the Trustor.

4. The Trust has not been revoked or amended to make any representation within the Certificate incorrect, or limiting the powers of the Trustee 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: **LESLIE JACK GARRETT, Trustee of the LESLIE JACK GARRETT LIVING TRUST, dated January 24, 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 24 day of January, 2024, and a copy thereof with all particulars is located with the undersigned at Spring Creek, Nevada.

  
\_\_\_\_\_  
**LESLIE JACK GARRETT**

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

This instrument was acknowledged before me on January 24, 2024, by **LESLIE JACK GARRETT** as Trustor and Trustee of the **LESLIE JACK GARRETT LIVING TRUST**, dated January 24, 2024.

 **KIMBERLY ROMRIELL**  
Notary Public  
State of Nevada  
Appt. No. 23-7856-06  
My Appt. Expires July 25, 2027

  
\_\_\_\_\_  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 005-520-22  
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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property                      \$ 91,000.00  
Deed in Lieu of Foreclosure Only (value of Property)                      ( \_\_\_\_\_ )  
Transfer Tax Value:    \$ 91,000.00  
Real Property Transfer Tax Due    \$ 354.90

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explanation 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 *Travis W. Gerber* Capacity Attorney

Travis W. Gerber, Esq.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Leslie Jack Garrett, Trustee of the  
LESLIE JACK GARRETT LIVING TRUST,  
dated January 24, 2024  
Address: 668 Hayland Drive  
City: Spring Creek  
State: NV Zip: 89815

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

Print Name: Robert & Cindy Flanders  
Address: 130 Dean Dann Spa Road  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
Address: 491 4<sup>th</sup> Street  
City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED