

**RECORDING REQUESTED BY:**  
COURTNEY GRAY LAW, P.C.

**WHEN RECORDED RETURN TO:**  
COURTNEY GRAY LAW, P.C.  
504 Myrtlewood Drive  
Suite B  
Calimesa, California 92320

**MAIL FUTURE TAX STATEMENTS TO:**  
MICHAEL JOSEPH OSBORNE  
15660 Palm St  
Hesperia, California 92345

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00  
COURTNEY GRAY LAW PC

**2024-253165**  
**09/27/2024 11:00 AM**  
Pgs=7

  
00021276202402531650070071 E07  
KATHERINE J. BOWLING, CLERK RECORDER

APN: 005-210-06

**QUIT CLAIM DEED**

THIS INDENTURE WITNESS That the GRANTOR(S):

*exempt ARS 11-1134 B(8)*

**MICHAEL JOSEPH OSBORNE, a single man**

do hereby QUIT CLAIM, for no consideration, the right, title and interest, if any, which GRANTOR(S) may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

**MICHAEL JOSEPH OSBORNE, Trustee of the MICHAEL JOSEPH OSBORNE REVOCABLE TRUST, dated July 31, 2024**

whose address is 15660 Palm St, Hesperia, California 92345

All that certain property in the **County of Eureka, State of Nevada** bounded and described as follows:

**SEE ATTACHED EXHIBIT "A" APN: 005-210-06**

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on July 31, 2024

*Michael J. Osborne*

MICHAEL JOSEPH OSBORNE

*7-31-24*

(date)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

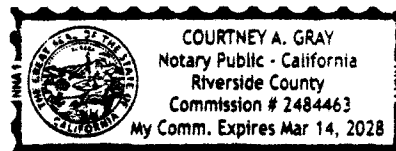
State of California )

County of San Bernardino )

On July 31, 2024 before me, Courtney A. Gray (a notary public) personally appeared MICHAEL JOSEPH OSBORNE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

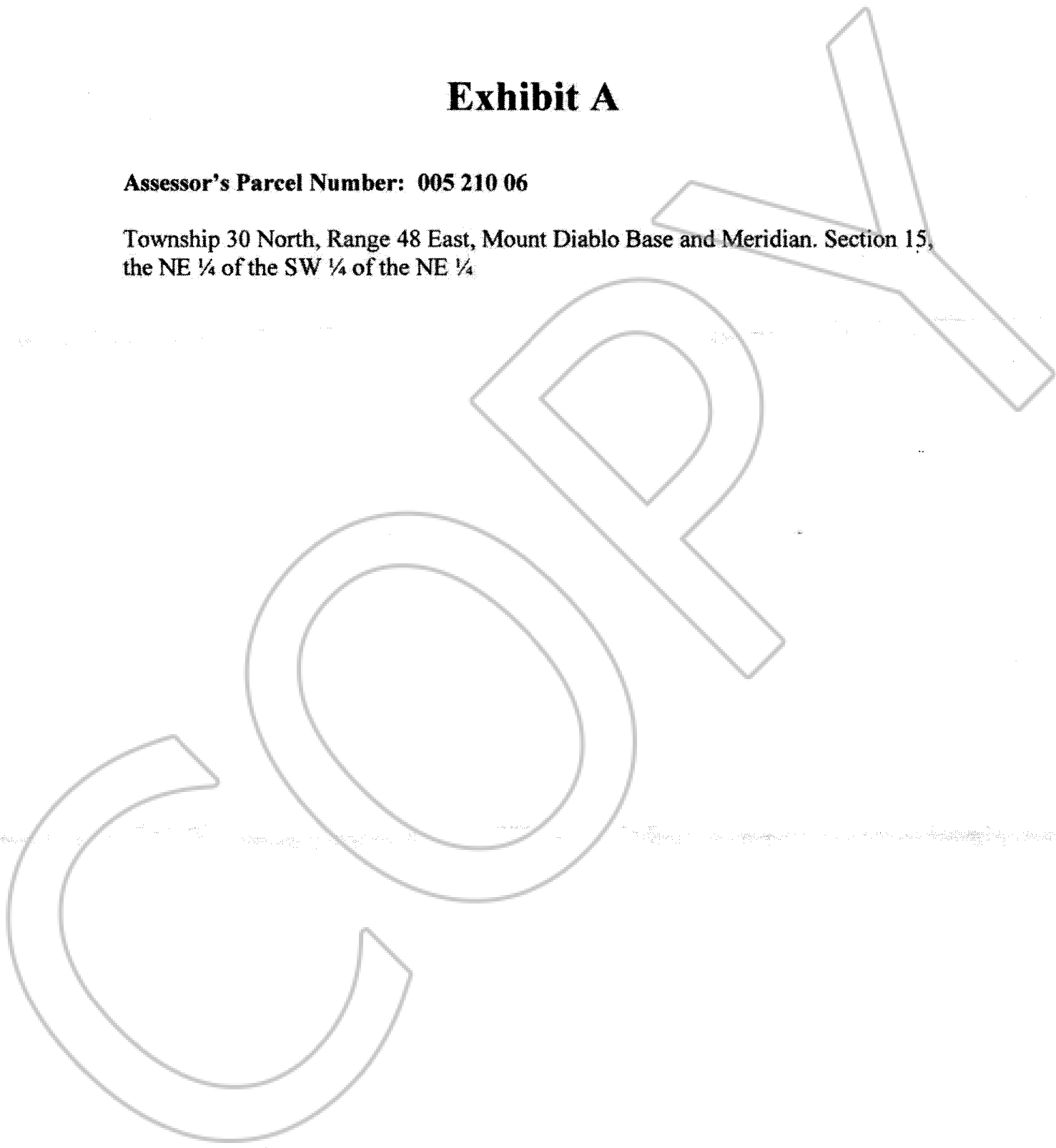
Signature *Courtney Gray* (Seal)



# Exhibit A

**Assessor's Parcel Number: 005 210 06**

Township 30 North, Range 48 East, Mount Diablo Base and Meridian. Section 15,  
the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$



0218636

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**STATE OF NEVADA**  
**DECLARATION OF VALUE Eureka County**

1. Assessor Parcel Number(s)  
 a) 005 210 06  
 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

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section ARS 11-11-34 B 8  
 b. Explain Reason for Exemption: transfer to a trust

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 Michael J. Osborne  
 Signature \_\_\_\_\_ Capacity Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Name: Michael Joseph Osborne  
 Address: 15660 Palm St  
 City: Hesperia  
 State: CA Zip: 92345

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Michael Joseph Osborne  
trustee of the Michael  
Joseph Osborne revoc trust  
dated 7-31-24

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

15660 Palm St, Hesperia CA 92345

Copy

**CERTIFICATION OF TRUST  
FOR THE  
MICHAEL JOSEPH OSBORNE REVOCABLE TRUST**

**Prepared by:**

**COURTNEY GRAY LAW, P.C.  
504 Myrtlewood Drive  
Suite B  
CALIMESA, California 92320**

**(909) 212-0312**

**Certification of Trust**  
**for the**  
**Michael Joseph Osborne Revocable Trust**

I. **Trust Name.** The MICHAEL JOSEPH OSBORNE REVOCABLE TRUST (referred to herein as the "Trust") is the subject of this Certification of Trust.

II. **Grantor.** The grantor (referred to herein as the "Grantor") of the Trust is:

MICHAEL JOSEPH OSBORNE

III. **Date of Execution of the Trust Instrument.** The Trust was created under a trust agreement (referred to herein as the "Trust Agreement") which is dated July 31, 2024. The Trust currently exists.

IV. **Trustee.** The Trust is currently being managed by the following trustee (referred to herein as the "Trustee"):

MICHAEL JOSEPH OSBORNE

The following is a summary of the successor trustee provisions found in the Trust Agreement:

If MICHAEL JOSEPH OSBORNE dies, resigns, becomes incapacitated, or otherwise fails or ceases to serve as Trustee of the Trust, then the Grantor's sister, DEBORAH LYNN REED, shall become Trustee of such trust. If DEBORAH LYNN REED fails to qualify, dies, resigns, becomes incapacitated, or otherwise fails or ceases to serve as Trustee of the Trust, then the Grantor's friend, SHAWN M. CRANE, shall become Trustee of such trust.

V. **Powers of Trustee.** The Trust provides that the Trustee shall have all the powers and authorities conferred upon trustees by statute or common law in any jurisdiction in which the Trustee may act, including all powers and authorities conferred by the California Trust Law and by any future amendments thereto, except for any instance in which such powers and authorities may conflict with the express provisions of the Trust Agreement, in which case the express

provisions of the Trust Agreement shall control. The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

VI. **Revocability.** The Grantor may alter, amend, revoke or terminate the Trust.

VII. **Authority of Multiple Trustees.** When multiple trustees are serving as co-trustees of the Trust, the decision of a majority of the co-trustees shall control in order to exercise powers of the trustee. Any writing signed by the persons whose decision shall control shall be valid and effective for all purposes as if signed by all such trustees.

VIII. **Manner in Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

"MICHAEL JOSEPH OSBORNE, Trustee of the MICHAEL JOSEPH OSBORNE REVOCABLE TRUST"

IX. **No Revocation, Modification or Amendment.** The Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect. In addition, there have been no amendments limiting the powers of the Trustee over the property of the Trust.

X. **Validity of Copies of This Certification of Trust.** A copy of this Certification of Trust shall be just as valid as the original.

XI. **Signed by all Trustees.** This Certification of Trust is being signed by all of the currently acting trustees of the Trust.

IN WITNESS WHEREOF, the Trustee has signed this Certification of Trust as of the date of the notary's acknowledgment below.

  
MICHAEL JOSEPH OSBORNE, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

*riverside cg* )  
COUNTY OF ~~SAN BERNARDINO~~ ) ss.

On July 31, 2024, before me, Courtney A. Gray, a Notary Public, personally appeared MICHAEL JOSEPH OSBORNE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Courtney A. Gray (Seal)

