

APN 002-023-31
003-401-01
003-402-01
003-403-01
003-404-01
003-405-01
003-411-01
003-412-01
003-413-01
003-414-01
003-415-01
003-416-01
005-420-46
002-044-01
002-044-02
003-406-05
003-406-06
005-420-16
002-044-06
005-420-33
005-420-55
002-016-29
005-420-56
005-420-15

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

2024-253220
10/17/2024 02:22 PM
Pgs=11



00021336202402532200110118 E07
KATHERINE J. BOWLING, CLERK RECORDER

Mail Tax Statements to:

Nina P. Louden
440 N 16th Street
Grand Junction, CO 81501

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

GRANT DEED

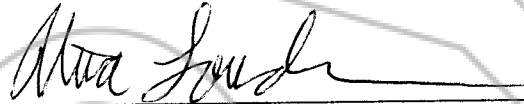
FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, NINA P. LOUDEN, Trustee of the LEE AND NANCY LOUDEN FAMILY TRUST, dated January 30, 2020, herein referred to as Grantor, does hereby grant, bargain and sell to NINA P. LOUDEN, herein referred to as Grantee, and to her successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
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 Grantee, and to her successors and
assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 17 day of September,
2024.



NINA P. LOUDEN, Trustee of the LEE AND
NANCY LOUDEN FAMILY TRUST, dated
January 30, 2020

STATE OF Colorado)
: ss.
COUNTY OF Monte)

This instrument was acknowledged before me on September 17, 2024, by NINA P.
LOUDEN, Trustee of the LEE AND NANCY LOUDEN FAMILY TRUST, dated January 30, 2020.

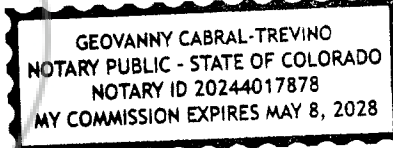

NOTARY PUBLIC

EXHIBIT "A"

APN: 002-023-31

LOT 19, BLOCK 4, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

APN: 003-401-01, 003-402-01, 003-403-01, 003-404-01, 003-405-01, 003-411-01, 003-412-01, 003-413-01, 003-414-01, 003-415-01, 003-415-01, 003-416-01

PARCEL I

Lots 1 through 106, inclusive, of CRESCENT VALLEY RANCH AND FARMS MINERAL HOT SPRINGS TRAILER PARK as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960, as Document No. 35162.

PARCEL II

Commencing at the North one-quarter corner of Section 1, Township 29 North, Range 48 East, MDB&M.,

thence South 1,320.00 feet to the North boundary line of Sulphur Avenue as shown on the plat of Crescent Valley Ranch and Farms Mineral Hot Springs Trailer Park as shown on plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960,

thence continuing South a distance of 170.00 feet to the South boundary line of Vulcan Avenue as shown on said plat,

thence East a distance of 60.00 feet along the South boundary line of Vulcan Avenue to Corner No. 1, the point of beginning,

thence South a distance of 350.00 feet to Corner No. 2,

thence West a distance of 280.00 feet to Corner No. 3, being the Southeast corner of Lot 78 as shown on the above described plat,

Thence North a distance of 60.00 feet to the Northeast corner of said Lot 78 to Corner No. 4,

thence East a distance of 40.00 feet to Corner No. 5,

thence North a distance of 85.00 feet to the Northeast corner of Lot 65, as shown on said plat, to Corner No. 6,

thence East a distance of 80.00 feet to the Southeast corner of Lot 58 as shown on said plat, to Corner No. 7,

thence North a distance of 60.00 feet to Corner No. 8,

thence East a distance of 80.00 feet to Corner No. 9,

thence North a distance of 85.00 feet to the Northeast corner of Lot 45, to Corner No. 10,

thence East a distance of 40.00 feet to the Southeast corner of Lot 31, to Corner No. 11,

thence North a distance of 60.00 feet, the Northeast corner of Lot 31, as shown on said plat to Corner No. 12,

thence East a distance of 40.00 feet to Corner No. 1, the place of beginning.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom within or underlying said land as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded September 24, 1951 in Book 24 of Deed Records at page 168, Eureka County, Nevada.

APN: 005-420-46

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: SE1/4SE1/4NW1/4; SW1/4SE1/4NW1/4; NE1/4NE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

APN: 002-044-01

Lot 4, Block 33, of Crescent Valley Ranch & Farms Unit No. 1, as per map recorded

in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto as reserved by Southern Pacific Land Company in deed to H. J. Buchenau and Elsie Buchenau, recorded September 24, 1951 in Book 24 of Deeds at page 168, Eureka County, Nevada.

APN: 002-044-02

Parcel Number 2-044-02 Sixth Street, Block 33, Lot 3 and all improvements.

APN: 003-406-05

Lots 107, CRESCENT VALLEY RANCH AND FARMS MINERAL HOT SPRINGS TRAILER PARK as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960, as Document No. 35162.

APN: 003-046-06

Lots 108 through 112, inclusive, CRESCENT VALLEY RANCH AND FARMS MINERAL HOT SPRINGS TRAILER PARK as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada, on December 6, 1960, as Document No. 35162.

APN: 005-420-16

T29N, R48E, Sec. 1 Por. NE1/4 SE1/4 NW1/4
5.94 AC
Assessors Parcel No. 5-420-16

APN: 002-044-06

CVR&F Unit #1, Lot 6, Block 33
716 Seventh Street

APN: 005-420-33

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: NW1/4SE1/4NW1/4; NW1/4SW1/4NW1/4; NE1/4SW1/4NW1/4;

Excepting therefrom all petroleum, oil, natural gas and products derived therefrom,

within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by southern pacific land company, in deed recorded September 24, 1951, in Book 24, Page 168, deed records of Eureka County, Nevada.

Further excepting therefrom any portion of said land existing within that certain land known as the crescent valley ranch and farms mineral hot springs trailer park as shown on plat filed in the office of the county recorder of Eureka County, Nevada on December 6, 1960, as File No. 35162, Eureka County, Nevada records.

APN: 005-420-55

SW4 OF LOT 3, CREATED FROM SPLIT OF PARCEL 05-420-51 ACCORDING FN THE PLAT THEREOF, RECORDED JULY 31, 2007 ON BOOK # 5, PAGE #42 IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA.

APN: 002-016-29

CVR&FU#1, Block 19, Lots 10, 11 & 18
3038 Crescent Avenue

APN: 005-420-56

T29N,R48E SEC. 1 SE4 of Lot 3

APN: 005-420-15

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: NW1/4NE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

of 360.30 feet to the TRUE POINT OF BEGINNING; thence South $51^{\circ} 38' 30''$ West a distance of 5.00 feet; thence North $36^{\circ} 40'$ West, a distance of 60.00 feet; thence North $51^{\circ} 38' 30''$ East, a distance of 5.00 feet; thence South $36^{\circ} 40'$ East, a distance of 60.00 feet to the TRUE POINT OF BEGINNING.

APN: 401-09-009 - 930 Gulch Road

A certain tract of parcel of land situate on the Nellie Blye, patented Mining Claim, Survey No. 3203, and LONE STAR, patented mining claim, Survey No. 1374, in the Verde Mining District, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at Corner No. 1 whence Corner No. 6 of the No. 7 Lode Survey No. 1213 patented mining claim bears North $89^{\circ} 28'$ East, 752.24 feet; thence North $50^{\circ} 27' 30''$ West, 46.68 feet to Corner No. 2; thence North $47^{\circ} 11' 40''$ East, 143.44 feet to Corner No. 3; thence

COPY

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

**CERTIFICATE OF THE
LEE AND NANCY LOUDEN FAMILY TRUST
Dated January 30, 2020**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **LEE AND NANCY LOUDEN FAMILY TRUST** dated January 30, 2020.

The undersigned, **LEE A. LOUDEN** and **NANCY G. LOUDEN**, husband and wife, of Eureka County, Nevada, have made and executed on January 30, 2020, the **LEE AND NANCY LOUDEN FAMILY TRUST** wherein the undersigned are Trustors, Trustees and Beneficiaries, to which certain real and personal property has been transferred.

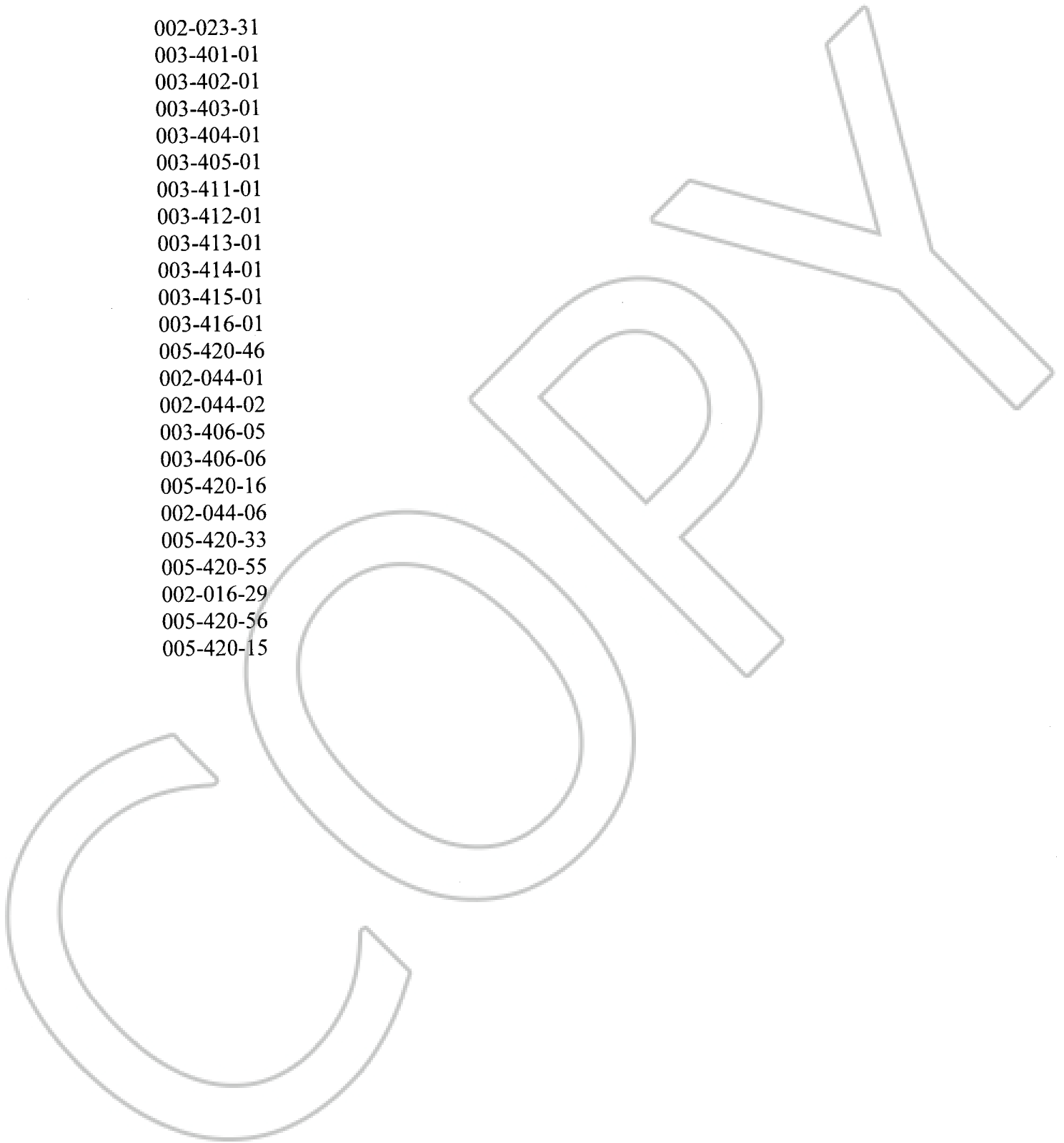
1. The undersigned declare that the present Trustees, and the successor or additional Trustees of said Trust shall be as follows:

- (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, **NINA P. LOUDEN** shall serve as Trustee. If **NINA P. LOUDEN** is unable or unwilling to serve, then **JAMES KETOVER** shall serve as 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.

ASSESSOR'S PARCEL NUMBERS ATTACHMENT

002-023-31
003-401-01
003-402-01
003-403-01
003-404-01
003-405-01
003-411-01
003-412-01
003-413-01
003-414-01
003-415-01
003-416-01
005-420-46
002-044-01
002-044-02
003-406-05
003-406-06
005-420-16
002-044-06
005-420-33
005-420-55
002-016-29
005-420-56
005-420-15



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) *See Attached List _____
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 RECORDER'S OPTIONAL USE ONLY

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 to or from a trust without consideration if a certificate of trust is presented 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 _____

Zachary A. Gerber, Esq.

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nina P. Loudon, Trustee of the Lee and Nancy Loudon Family Trust, dated January 30, 2020

Address: 440 N 16th Street

City: Grand Junction

State: Colorado Zip: 81501

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nina P. Loudon

Address: 440 N 16th Street

City: Grand Junction

State: Colorado Zip: 81501

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

Print Name: Gerber Law Offices, LLP

Escrow #: _____

Address: 491 4th Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED