

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

**2024-253221**  
**10/17/2024 02:25 PM**  
Pgs=10



KATHERINE J. BOWLING, CLERK RECORDER

Mail Tax Statements to:

Nina P. Louden, et al  
440 N 16<sup>th</sup> Street  
Grand Junction, CO 81501

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, NINA P. LOUDEN, herein referred to as Grantor, does hereby grant, bargain and sell to JAMES B. KETOVER and NINA P. LOUDEN, Trustees of the JAMES KETOVER AND NINA LOUDEN FAMILY TRUST, dated August 10, 2023, 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:

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 Grantees, and to their successors and assigns forever.

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

  
NINA P. LOUDEN

STATE OF NEVADA       )  
                                  : ss.  
COUNTY OF ELKO       )

This instrument was acknowledged before me on September 17, 2024, by NINA P. LOUDEN.

  
NOTARY PUBLIC  
GEOVANNY CABRAL-TREVINO  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20244017878  
MY COMMISSION EXPIRES MAY 8, 2028

**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.

**COPY**

**CERTIFICATE OF THE  
JAMES KETOVER AND NINA LOUDEN FAMILY TRUST  
Dated August 10, 2023**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **JAMES KETOVER AND NINA LOUDEN FAMILY TRUST, dated August 10, 2023**, 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, **JAMES B. KETOVER** and **NINA P. LOUDEN**, husband and wife, of County,, have made and executed on August 10, 2023, the **JAMES KETOVER AND NINA 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, **HOWARD KETOVER** shall serve as Trustee. If **HOWARD KETOVER** is unable or unwilling to serve, then **BENJAMIN POTTER** 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. 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: **JAMES B. KETOVER and NINA P. LOUDEN, Trustees of the JAMES KETOVER & NINA LOUDEN FAMILY TRUST, dated August 10, 2023.**

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.

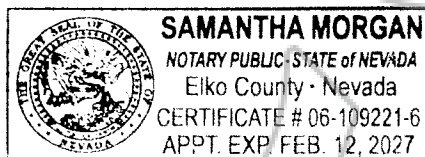
THIS CERTIFICATE OF TRUST is made this 10 day of August, 2023, and a copy thereof with all particulars is located with the undersigned at Grand Junction, Colorado.

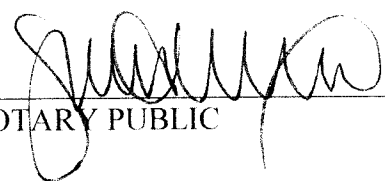
  
JAMES B. KETOVER

  
NINA P. LOUDEN

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

This instrument was acknowledged before me on August 10<sup>th</sup>, 2023, by **JAMES B. KETOVER and NINA P. LOUDEN**, husband and wife, as Trustors and Trustees of the **JAMES KETOVER & NINA LOUDEN FAMILY TRUST**, dated August 10, 2023.



  
NOTARY PUBLIC



**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) X 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 \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Nina P. Loudon

Address: 440 N 16<sup>th</sup> Street  
City: Grand Junction  
State: Colorado Zip: 81501

Capacity \_\_\_\_\_  
**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: James B. Ketover and Nina P. Loudon, Trustees of the James Ketover and Nina Loudon Family Trust, dated August 10, 2023

Address: 440 N 16<sup>th</sup> Street  
City: Grand Junction  
State: Colorado Zip: 81501

**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

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

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED