

APN 002-038-06
002-038-33

EUREKA COUNTY, NV
LAND-GRT
Rec:\$37.00
Total:\$37.00
ERIC M & JEANNETTE OAKES

2024-253263
10/29/2024 11:29 AM
Pgs=5

Mail Tax Statements to:

Eric M. and Jennette C. Oakes
451 4th Street
Crescent Valley, Nevada 89821

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, ERIC OAKES and JENNETTE OAKES, herein referred to as Grantors, do hereby grant, bargain and sell to ERIC M. OAKES and JENNETTE C. OAKES, Trustees of the ERIC AND JENNETTE OAKES FAMILY TRUST, dated October 18, 2024, 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:

APN: 002-038-06

Lot 7 of Block 22 of Crescent Valley Ranch and Farms, Unit No. 1 as per map recorded in Eureka County, Nevada as File No. 34081.

APN: 002-038-33

PARCEL 1:

Lot 6, Block 22, of Crescent Valley Ranch and Farms, Unit No. 1, as per map recorded in the office of the county recorder of Eureka County, Nevada as File #34081.

PARCEL 2:

Blk 22 Lot 5
Crescent Valley Ranch & Farm Unit #1

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.

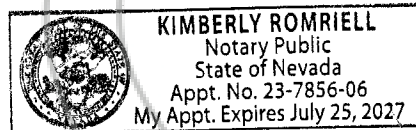
IN WITNESS WHEREOF, the Grantors have signed this Deed this 18 day of October, 2024.


ERIC OAKES


JENNETTE OAKES

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

This instrument was acknowledged before me on October 19, 2024, by ERIC OAKES and JENNETTE OAKES.




NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-038-06
b) 002-038-33
c)

2. Type of Property:

a) ___ Vacant Land b) X 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:
\$ _____
(_____)
\$ _____
\$ _____

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 of title to or from a trust without consideration if a certificate of trust is present 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 Travis W. Gerber

TRAVIS W. GERBER

Capacity Attorney

Signature _____

Capacity _____

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

Print Name: Eric Oakes and Jennette Oakes

Address: 451 4th Street

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP

Address: 491 4th Street

City: Elko

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

Print Name: Eric M. And Jennette C. Oakes, .
of the Eric and Jennette Oakes Family Trust,
dated October 18, 2024

Address: 451 4th Street

City: Crescent Valley

State: Nevada Zip: 89821

Escrow #: _____

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**CERTIFICATE OF THE
ERIC AND JENNETTE OAKES FAMILY TRUST
Dated October 18, 2024**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **ERIC AND JENNETTE OAKES FAMILY TRUST**, dated **October 18, 2024**, 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, **ERIC M. OAKES** and **JENNETTE C. OAKES**, husband and wife, of Eureka County, Nevada, have made and executed on October 18, 2024, the **ERIC AND JENNETTE OAKES 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, **ERIC LAYNE OAKES** and **CODY JAMES BAKKER** are appointed to serve as Co-Trustees. If **ERIC LAYNE OAKES** is unable or unwilling to serve, then **ACACIA MANGUM** is appointed in his stead as successor Co-Trustee. If **CODY JAMES BAKKER** is unable or unwilling to serve, then **SARAH JENSEN WHITE** is appointed in his stead as successor Co-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: **ERIC M. OAKES and JENNETTE C. OAKES, Trustees of the ERIC AND JENNETTE OAKES FAMILY TRUST, dated October 18, 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.

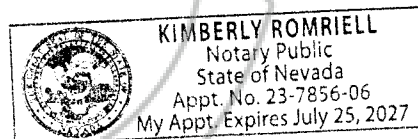
THIS CERTIFICATE OF TRUST is made this ____ day of October, 2024, and a copy thereof with all particulars is located with the undersigned at Crescent Valley, Nevada.


ERIC M. OAKES


JENNETTE C. OAKES

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

This instrument was acknowledged before me on October 18, 2024, by **ERIC M. OAKES and JENNETTE C. OAKES**, husband and wife, as Trustors and Trustees of the **ERIC AND JENNETTE OAKES FAMILY TRUST**, dated October 18, 2024.




NOTARY PUBLIC