

APN: 007-350-03

Recorded at the request of
Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, Nevada 89519

EUREKA COUNTY, NV

2025-254162

RPTT:\$0.00 Rec:\$37.00

01/24/2025 03:41 PM

\$37.00 Pgs=2

MAUPIN, COX & LEGOY

KATHERINE J. BOWLING, CLERK RECORDER E07

After recordation, return Grant
Deed and mail future property
tax statements to Grantee at:

Fred A. Rogne & Licia K. Rogne, Co-Trustees
The Fred A. & Licia K. Rogne Family Trust
1688 Manchester Circle
Fallon, Nevada 89406

GRANT DEED

Fred A. Rogne and Licia K. Rogne, husband and wife ("Grantors"), hereby grant, bargain, and sell to Fred A. Rogne and Licia K. Rogne, Co-Trustees of The Fred A. & Licia K. Rogne Family Trust dated January 24, 2025 ("Grantee"), Grantors' entire right, title and interest, in the real property commonly known as 1 Cottonwood Ranch Road, G-216, Eureka, Eureka County, Nevada, and more particularly described as follows:

TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 9: S1/2NE1/4; SE1/4NW1/4 ; NE1/4SW1/4,
Section 10 : SE1/4NW1/4, Lot 2 (SW1/4NW1/4);

Portions of Sections 9 and 10, Township 20 North, Range 54 East, M.D.B.&M. are also described as Lots 1 through 14, inclusive, of Map of Division of Land into Large Parcels for Cottonwood Land and Livestock Co., filed in the Office of the County Recorder of Eureka County, State of Nevada on October 6, 1995, as File No. 159500 and amendment thereof recorded March 28, 1997 as File No. 166368.

EXCEPTING THEREFROM an undivided fifty percent (50%) interest in and to all gas, oil and mineral rights lying in and under said land, as reserved by MARIA TERESA LABARRY, et al, in Deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

TOGETHER WITH water rights of Cottonwood Creek (Red Rock Springs), Application No. 2289/2157, Certificate No. 165, Township 20 North, Range 54 East, Section 10, SWNE, 40 acres, Township 20 North, Range 54 East, Sections 5, 9, and 10, Duty 0.4 CFS.

(The legal description of the property was contained on Grant, Bargain, and Sale Deed recorded as Document No. 229603 in the official records of the Eureka County Recorder on July 1, 2015.)

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated: 1-24, 2025.

GRANTORS


Fred A. Rogne


Licia K. Rogne

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on January 24, 2025, by Fred A. Rogne and Licia K. Rogne.




Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 007-350-03
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
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. Explain Reason for Exemption: _____
Transfer to a trust, without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED) Fred A. Rogne and Licia K. Rogne

Print Name: _____

Address: 1688 Manchester Circle

City: Fallon

State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION

(REQUIRED) Fred A. Rogne and Licia K. Rogne, Co-Trustees of The Fred A. & Licia K. Rogne Family Trust

Print Name: _____

Address: 1688 Manchester Circle

City: Fallon

State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Maupin, Cox & LeGoy Escrow # N/A

Address: 4785 Caughlin Parkway

City: Reno State: NV Zip: 89519