

A.P.N. No.:	001-094-05
R.P.T.T.	\$ 195.00
File No.:	2585090
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Michael Jones, Catherine Jones, Brandon J. Larsen, and Anne M. Larson as Co-Trustees of The Ronald E. Larson Irrevocable Trust, dated February 15th, 2025	
P.O. Box 257	
Eureka, NV 89316	

EUREKA COUNTY, NV
RPTT:\$195.00 Rec:\$37.00
\$232.00 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254437

04/18/2025 01:54 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kimberly Jane Colquhoun, Successor Trustee of the Declaration of The Marshall and Joyce Borgna Living Trust Agreement** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael Jones and Catherine Jones, husband and wife, as joint tenants, as to an undivided 50% interest and Brandon J. Larsen and Anne M. Larson as Co-Trustees of The Ronald E. Larson Irrevocable Trust, dated February 15th, 2025, as to an undivided 50% interest**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 13 and 14, Block 41, as shown on the Official Plat of the Town of Eureka, County of Eureka, State of Nevada file of record June 20, 1989 as Instrument No. 127447.

EXCEPTING THEREFROM, all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserve by the UNITED STATES OF AMERICA, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

APN: 001-094-05

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4/15/2025

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Declaration of The Marshall and Joyce Borgna
Living Trust Agreement

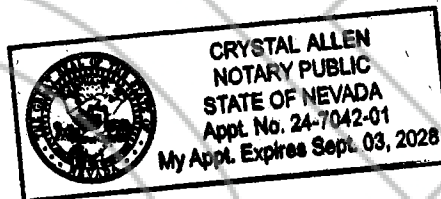
By: Kimberly Jane Colquhoun
Kimberly Jane Colquhoun,
Successor Trustee

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 15th day of April, 2025
By: Kimberly Jane Colquhoun, Successor Trustee of the Declaration of The Marshall and Joyce Borgna
Living Trust Agreement

Signature: Crystal Allen
Notary Public

My Commission Expires: 9/3/2028



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-094-05
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

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 50,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 50,000.00

d. Real Property Transfer Tax Due

\$ 195.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

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 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 Kimberly Jane Colquhoun
Kimberly Jane Colquhoun, Successor
Trustee

Capacity Grantor

Signature _____
Michael Jones

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kimberly Jane Colquhoun, Successor
Trustee of the Declaration of The
Marshall and Joyce Borgna Living Trust
Agreement

Address: 8521 Potters Clay St

City: Las Vegas

State: NV Zip: 89143

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Jones, Catherine Jones,
Brandon J. Larsen, and Anne M.
Larson as Co-Trustees of The
Ronald E. Larson Irrevocable
Trust, dated February 15th, 2025

Address: P.O. Box 257

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow # 2585090

Address: 810 Idaho St

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED