

APN: 001-033-07

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

2025-254491
04/30/2025 03:20 PM
Pgs=5

DAVID K AND SANDRA K EASTWOOD

Mail Tax Statements to:

David K. and Sandra K. Eastwood
P.O. Box 998
Eureka, Nevada 89316



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, DAVID EASTWOOD and SANDRA EASTWOOD, herein referred to as Grantors, do hereby grant, bargain and sell to DAVID K. EASTWOOD and SANDRA K. EASTWOOD, Trustees of the DAVID AND SANDRA EASTWOOD FAMILY TRUST, dated May 9, 2019, 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:

Lot 1, Block 39A, as shown on the official map of the Townsite of Eureka, on file in the Office of the County Recorder, Eureka, Nevada.

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.

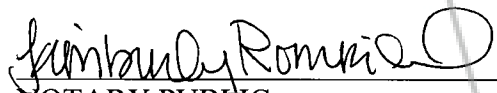
IN WITNESS WHEREOF, the Grantors have signed this Deed this 16 day of April, 2025.


DAVID EASTWOOD

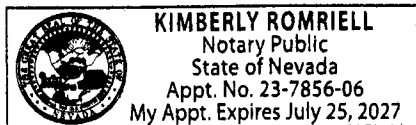

SANDRA EASTWOOD

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on April 16, 2025, by DAVID EASTWOOD and SANDRA EASTWOOD.



NOTARY PUBLIC



COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-033-07
b) _____
c) _____
d) _____

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
_____ 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

\$ 99,852

(_____)

\$ _____

\$ _____

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 _____

ZACHARY A. GERBER

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David Eastwood and Sandra Eastwood

Address: PO Box 998

City: Eureka

State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David K. Eastwood and Sandra K. Eastwood, Trustees of the David and Sandra Eastwood Family Trust, dated May 9, 2019

Address: PO Box 998

City: Nevada

State: Nevada Zip: 898316

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

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

**CERTIFICATE OF THE
DAVID AND SANDRA EASTWOOD FAMILY TRUST
Dated May 9, 2019**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **DAVID AND SANDRA EASTWOOD FAMILY TRUST** dated May 9, 2019.

The undersigned, **DAVID K. EASTWOOD** and **SANDRA K. EASTWOOD**, husband and wife, of Eureka County, Nevada, have made and executed on May 9, 2019, the **DAVID AND SANDRA EASTWOOD 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, **DERRICK J. MARILUCH** and **MICHAEL EASTWOOD** shall serve as Co-Trustees. If one of them is unable or unwilling to serve, then remaining Co-Trustee may serve as sole 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.

3. 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.

4. 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.

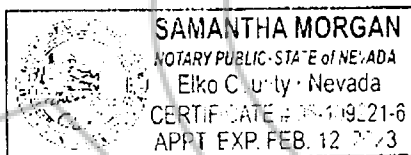
THIS CERTIFICATE OF TRUST is made this 9 day of May, 2019, and a copy thereof with all particulars is located with the undersigned at Eureka, Nevada.



DAVID K. EASTWOOD


SANDRA K. EASTWOOD

STATE OF NEVADA)
 : SS.
COUNTY OF ELKO)

This instrument was acknowledged before me on May 9th, 2019, by **DAVID K. EASTWOOD** and **SANDRA K. EASTWOOD**, husband and wife, as Trustors and Trustees of the **DAVID AND ~~SANDRA~~ EASTWOOD FAMILY TRUST** dated May 9, 2019.
SANDRA




NOTARY PUBLIC