

APN 007-396-28
007-396-30

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

2025-254953
08/18/2025 01:52 PM
Pgs=5

Mail Tax Statements to:

Joy D. Snowden
P.O. Box 316
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, JOY SNOWDEN, a widow, herein referred to as Grantor, does hereby grant, bargain and sell to JOY D. SNOWDEN, Trustee of the JOY D. SNOWDEN FAMILY TRUST, dated May 21, 2025, herein referred to as Grantee, and to her successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

APN 007-396-28

Parcel 4A of that certain Parcel Map for ALBERT L. & JOY D. SNOWDEN, husband and wife, as joint tenants, recorded in the Office of the County Recorder of Eureka County on July 21, 2020, as 2020-240827, being a division of Lot 4 of he Parcel Map, File No. 82265, and located in the East half of Section 17, T 20 N., R 53 E.

EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America, in Patent, recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada; and all minerals by the Grantor hereof.

APN 007-396-30

Parcel 4C of that certain Parcel Map for ALBERT L. & JOY D. SNOWDEN, husband and wife, as joint tenants, recorded in the Office of the County Recorder of Eureka County on July 21, 2020, as 2020-240827, being a division of Lot 4 of he Parcel Map, File No. 82265, and located in the East half of Section 17, T 20 N., R 53 E.

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.

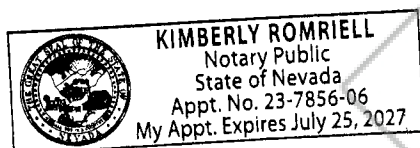
TO HAVE AND TO HOLD the described premises to the Grantee, and to her successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 21st day of May, 2025.

Joy Snowden
JOY SNOWDEN

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

This instrument was acknowledged before me on May 21, 2025, by JOY SNOWDEN.



Kimberly Romriell
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 07-396-01
b) 07-396-30
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg
g) ☐ Agricultural
_____ Other _____
b) ☒ Single Fam. Res.
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
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.

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

Capacity Attorney

TRAVIS W. GERBER

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joy Snowden

Address: PO Box 316

City: Eureka

State: Nevada Zip: 89316

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)

Joy D. Snowden, Trustee of the Joy D. Snowden
Family Trust, dated May 21, 2025

Address: PO Box 316

City: Eureka

State: Nevada Zip: 89316

Escrow #: _____

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**CERTIFICATE OF THE
JOY D. SNOWDEN FAMILY TRUST
Dated May 21, 2025**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **JOY D. SNOWDEN FAMILY TRUST, dated May 21, 2025**, which is a revocable trust that may be amended or revoked by the Trustor during her lifetime.

The undersigned, **JOY D. SNOWDEN**, of Eureka County, Nevada, has made and executed on May 21, 2025, the **JOY D. SNOWDEN FAMILY TRUST** wherein the undersigned is Trustor, Trustee and Beneficiary, to which certain real and personal property has been transferred.

1. The undersigned declares that the present Trustee, and the successor or additional Trustees of said Trust shall be as follows:

(A) The Trustor, then.

(B) Upon the death or incompetency of the Trustor., shall serve as Trustee. If is unable or unwilling to serve, then **KIMBERLY DEE ELLIOTT** shall serve as Trustee. If **KIMBERLY DEE ELLIOTT** is unable or unwilling to serve, then **VIVIAN DIANE BRADLEY** shall serve as Trustee.

(C) 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 Trustee under the trust agreement is 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. Any Successor Trustee(s) may act independently to bind the Trust.

3. During the Trustor's lifetime the Trust may be revoked or amended, in whole, or in part, by any instrument signed by the Trustor.

4. The Trust has not been revoked or amended to make any representation within the Certificate incorrect, or limiting the powers of the Trustee 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: **JOY D. SNOWDEN, Trustee of the JOY D. SNOWDEN FAMILY TRUST, dated May 21, 2025.**

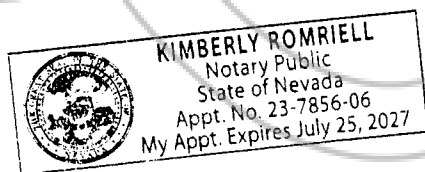
7. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

THIS CERTIFICATE OF TRUST is made this 21st day of May, 2025, and a copy thereof with all particulars is located with the undersigned at Eureka, Nevada.

Joy D. Snowden
JOY D. SNOWDEN

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

This instrument was acknowledged before me on May 21, 2025, by **JOY D. SNOWDEN** as Trustor and Trustee of the **JOY D. SNOWDEN FAMILY TRUST**, dated May 21, 2025.



Kimberly Romriell
NOTARY PUBLIC