

**DOC # 0211920**

06/09/2008

02:13 PM

**Official Record**

Recording requested By  
U DEED LLC

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT.

Recorded By: FS

Book- 0473 Page- 0229



0211920

**APN:** 005-440-01

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

uDeed, LLC

2700 East Sunset Road, Suite 6

Las Vegas, NV 89120

**After Recording Mail To:**

uDeed, LLC - 10973

2700 East Sunset Road, Suite 6

Las Vegas, NV 89120

**Send Subsequent Tax Bills To:**

Judith A. Elliott, Trustee, et al

102 Woodside Avenue

Metuchen, NJ 08840

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Judith Elliott, a married woman, as her sole and separate property, as to all of her undivided twenty-five percent (25%) interest**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Judith A. Elliott and James J. Elliott, Trustees of The Judith A. Elliott Trust**, whose address is 102 Woodside Avenue, Metuchen, New Jersey 08840.

ALL that real property situated in the County of **Eureka**, State of **Nevada**, bounded and described as follows:

TOWNSHIP 29 NORTH, RANGE 48 EAST, M. D. B. & M.

SECTION 13: NE 1/4 NE 1/4 NW 1/4

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM IN AND UNDER SAID LAND, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24, PAGE 168, DEED RECORDS, EUREKA COUNTY, NEVADA.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **December 23, 1999**, as Document No. **173685** in Eureka County Records, Eureka County, Nevada.

MORE commonly known as: **Vacant - no assigned address**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 10<sup>th</sup> day of September, 20 07.

Judith Elliott  
Judith Elliott

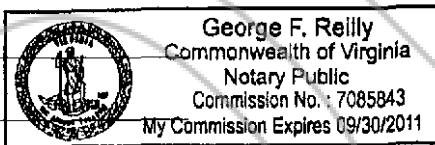
STATE OF Virginia )  
COUNTY OF Fairfax ) SS

This instrument was acknowledged before me, this 10<sup>th</sup> day of September, 20 07, by **Judith Elliott**.

NOTARY STAMP/SEAL

DAAS  
Notary Public

Notary Public  
Title and Rank  
My Commission Expires: \_\_\_\_\_



I, **Judith Elliott**, hereby affirm that this document submitted for recording does not contain a social security number.

Judith Elliott  
Signature

Grantor  
Title

Judith Elliott  
Printed Name

DOC # DV-211920

06/09/2008

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Official Record

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
U DEED LLC

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee \$15.00

Recorded By: FS RPTT:

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FOR

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Book:

Page:

Date of Recording:

Notes:

1. Assessor Parcel Number(s)

a) 005-440-01

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

2. Type of Property:

a) ☒ Vacant Land

b) \_\_\_\_\_ Single Fam. Res.

c) \_\_\_\_\_ Condo/Townhouse

d) \_\_\_\_\_ 2-4 Plex

e) \_\_\_\_\_ Apt. Bldg

f) \_\_\_\_\_ Comm'l/Ind'l

g) \_\_\_\_\_ Agricultural

h) \_\_\_\_\_ Mobile Home

Other: \_\_\_\_\_

3. Total Value /Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

( )

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due:

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfers without consideration to or from a trust. (Trust certificate required) *Cert. attached JS*

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 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: Judith Elliott

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: Judith Elliott

Address: 102 Woodside Avenue

City: Metuchen

State: New Jersey Zip: 08840

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

Print Name: Judith A. Elliott, Trustee, et al

Address: 102 Woodside Avenue

City: Metuchen

State: New Jersey Zip: 08840

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

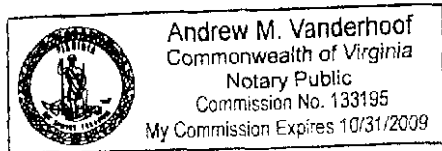
Print Name: uDeed, LLC

Escrow #: \_\_\_\_\_

Address: 2700 East Sunset Road, Suite 6

City, State, Zip: Las Vegas, NV 89120

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)



CERTIFIED TRUE COPY  
5/28/08  
Andrew M. Vanderhoof  
My Commission Expires October 31, 2009  
Notary Public

## JUDITH ANNE ELLIOTT TRUST

I, JUDITH ANNE ELLIOTT, of Metuchen, New Jersey, desiring to create a trust, agree with the Trustee(s) hereinafter named, as of this tenth day of September, 2007, as follows:

### Article I. IDENTIFICATION OF FAMILY

I am married to JAMES J. ELLIOTT, referred to herein as "my husband." We have two (2) children, whose names are JENNIFER ELLIOTT CALHOUN and KATHERINE LOUISE ELLIOTT, referred to herein as "my daughters."

### Article II. TRUSTEE(S)

A. *No Surety.* I request that no surety be required of any Trustee named or designated pursuant to the provisions of this Article.

B. *Trustees.* My husband, JAMES J. ELLIOTT, and I shall be the initial Trustees, acting independently. If my husband or I shall cease to serve as a Trustee, the other shall serve as sole Trustee. If both of us shall cease to serve as Trustees, my daughter, JENNIFER ELLIOTT CALHOUN, and my daughter, KATHERINE LOUISE ELLIOTT, either of whom may act independently, shall serve as Trustees. If, by reason of death, resignation, refusal or inability, either JENNIFER ELLIOTT CALHOUN or KATHERINE LOUISE ELLIOTT shall fail or cease to serve, the other shall serve as sole Trustee.

C. *Inability to Serve.* The inability of any Trustee to serve further hereunder due to a mental and/or physical infirmity may be determined by the other then acting Trustee(s), but if there are none, by such infirm Trustee's successor provided for herein, exercising sole judgment, who may certify such inability to serve and the reason(s) therefor in a written affidavit. Any such determination of inability to serve made in accordance with this Paragraph shall be binding on the beneficiaries under this Agreement and may be relied upon by any third party dealing with any trust established hereunder.

D. *Sole Remaining Trustee.* If any Trustee shall become the sole remaining Trustee serving under this Agreement, such sole remaining Trustee shall be entitled to designate, in writing during his or her lifetime or in his or her Last Will and Testament, a successor Trustee, individual or corporate, to serve in his or her place and stead in the event he or she shall cease or become unable to serve further hereunder as Trustee. Any individual or institution who or which becomes a successor Trustee pursuant to this Paragraph shall have the right to designate his or her or its successor.