

DOC# 632709

11/04/2010

02:43PM

Official Record

Requested By  
STEWART TITLE ELKO

Elko County - NV

Jerry D. Reynolds - Recorder

Page: 1 of 4

Fee: \$17.00

Recorded By NR

RPTT: \$1,805.70

APN: 006-520-035  
006-52G-006

Recording Requested By  
and Return to:

Grantee Below



\*632709\*

Grantees' Address/  
Mail tax statement to:

PO Box 669  
Verdi NV 89439

00405 11.45  
60438 11.91

The undersigned affirms that  
this document does not contain  
a social security number.

1032996-21

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 28 day of October, 2010,  
by and between MICHAEL G. HARRIGAN and CYNTHIA M. HARRIGAN, Co-  
Trustees under the Michael G. & Cynthia H. Harrigan Family Trust dated October 27,  
2004, Grantor, and DAVID A. BLACKMAN and JEANETTE S. BLACKMAN, husband  
and wife, as joint tenants with right of survivorship, Grantees.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant,  
bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship,  
and to the assigns, heirs, executors, administrators and successors of the survivor, forever, all  
that certain lot, piece, or parcel of land situate, lying and being in the County of Elko, State  
of Nevada, and more particularly described as follows:

**PARCEL 1:**

Parcel 1 as shown on that certain Parcel Map for REX C. CLARIDGE, ET UX filed  
in the office of the County Recorder of Elko County, State of Nevada, on August 26,  
1993, as File No. 341436, being a portion of Section 13, TOWNSHIP 33 NORTH,

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8081

20



632709

11/04/2010  
2 of 4

RANGE 57 EAST, M.D.B.&M. and Section 18, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M.

PARCEL 2:

Parcel 2A as shown on that certain Parcel Map for REX C. CLARIDGE, et ux filed in the office of the County Recorder of Elko County, State of Nevada, on March 16, 1994, as File No. 350974, located in a portion of Section 13, TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M.

EXCEPTING FROM those portions of Parcels 1 and 2 which lie within Section 13, an undivided one-half interest in and to any and all oil, petroleum and gas found upon said land, as reserved by THOMAS H. PAYNE, et ux, in deed recorded February 20, 1951, Book 59 of Deed Records at Page 192, Elko County, Nevada.

PARCEL 3:

A parcel of land located within the SW1/4 of Section 18, Township 33 North, Range 58 East, M.D.B.&M., and being a portion of Parcel 1 as shown on that certain Parcel Map No. 378965, as filed in the Office of the Elko County Recorder, Elko, Nevada, and being further described as follows:

Commencing at the SW corner of Section 18, Township 33 North, Range 58 East, M.D.B.&M.;

Thence North 0°01'45" West, along the west section line of said Section 18 for a distance of 999.76 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 0°01'45" West, along the west section line of said Section 18 for a distance of 367.76 feet to Corner No. 2;

Thence due East for a distance of 333.13 feet to Corner No. 3;

Thence South 4°37'15" West, for a distance of 241.17 feet to Corner No. 4;

Thence South 67°34'42" West, for a distance of 114.76 feet to Corner No. 5;

Thence South 21°33'14" East, for a distance of 89.89 feet to Corner No. 6;

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632709

11/04/2010  
3 of 4

Thence due West for a distance of 240.45 feet to Corner No. 1, the true point of beginning.

**TOGETHER WITH** all water and water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property.

**TOGETHER WITH** all mineral rights owned by the Grantor, if any.

**TOGETHER WITH** all buildings and improvements situate 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.

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

**IN WITNESS WHEREOF**, the Grantor has executed this deed the day and year first hereinabove written.

**GRANTOR:**

**MICHAEL G. HARRIGAN and CYNTHIA M. HARRIGAN, Co-Trustees under the Michael G. & Cynthia H. Harrigan Family Trust dated October 27, 2004**

BY: Michael G. Harrigan  
**MICHAEL G. HARRIGAN, Co-Trustee**

BY: Cynthia M. Harrigan  
**CYNTHIA M. HARRIGAN, Co-Trustee**

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 006-520-035
- b) \_\_\_\_\_
- c) 005-52G-006
- d) \_\_\_\_\_

2. Type of Property

- |                             |                 |  |                         |
|-----------------------------|-----------------|--|-------------------------|
| a) <input type="checkbox"/> | Vacant Land     | b) <input checked="" type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse    | d) <input type="checkbox"/>            | 2-4 Plex                |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/>            | Commercial/Industrial   |
| g) <input type="checkbox"/> | Agricultural    | h) <input type="checkbox"/>            | Mobile Home             |
| i) <input type="checkbox"/> | Other _____     |  |                         |

3. Total Value/Sales Price of Property

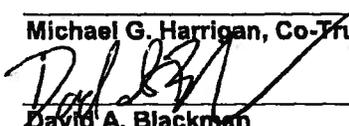
|  |                     |
|--|---------------------|
|  | <u>\$462,510.00</u> |
| Deed in Lieu of Foreclosure Only (Value of Property) ( _____ ) |                     |
| Transfer Tax Value   | <u>\$462,510.00</u> |
| Real Property Transfer Tax Due:                                | <u>\$1,805.70</u>   |

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 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: _____  | Capacity: _____        |
| <u>Michael G. Harrigan, Co-Trustee</u>  |                        |
| Signature: <u></u> | Capacity: <u>Buyer</u> |
| <u>David A. Blackman</u>  |                        |

**SELLER (GRANTOR) INFORMATION**

Print Name: Michael G. Harrigan, Co-Trustee

Address: P.O. Box 669

City/State/Zip Verdi, NV 89439

**BUYER (GRANTEE) INFORMATION**

Print Name: David A. Blackman

Address: 997 Court Street

City/State/Zip Elko, NV 89801

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Title of Nevada Escrow No 1032996-21

Address: 810 Idaho Street

City Elko State: NV Zip 89801