



\*635376\*

APN: 007-08B-008

**Mailing Address of Grantee or Other Person Requesting Recording:**  
Wilson Barrows & Salyer  
442 Court Street  
Elko, Nevada 89801

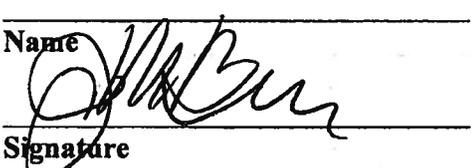
**Mail Tax Statements to:**  
Name: Kenneth Chattin, Trustee  
Address: P.O. Box 1447  
City/State/Zip: Elko, Nevada 89803

**Social Security Number Affirmation Statement:**

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Joanna M. Brown	Legal Secretary
_____ Name	_____ Title
 _____ Signature	

**Title of Document Recorded:**  
**GRANT, BARGAIN AND SALE DEED**



## GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells all right, title and interest in and to the following property in the County of Elko, State of Nevada, to the following Grantees:

Grantor: Kenneth Chattin

Grantee: Phillip K. Chattin, Elizabeth A. Chattin and Robert C. Chattin as trustees of the Chattin Family Trust, a living, revocable trust;

Taking title as: joint tenants with the right of survivorship

Estate conveyed: fee simple;

Legal description of property conveyed:

SEE EXHIBIT A ATTACHED HERETO

TOGETHER WITH all other real property in which Grantor has any right, title and/or interest therein, if any, whether located within the State of Nevada, or outside the State of Nevada.

SUBJECT TO all of the terms and conditions of the Revocable Trust Agreement and Declaration of Trust dated December 17, 2010 ("Trust Agreement") by and between Grantor as Trustor and Grantees as Trustees, as thereafter amended from time to time.

### SPECIAL TRUST PROVISIONS:

1. This Deed is conveying title to one or more Trustees of a revocable, amendable, inter-vivos trust.
2. In spite of this conveyance, any and all community property which is transferred to this Trust shall retain its character as community property both as Trust principal and after any subsequent distribution or withdrawal from the Trust; and any and all separate property of either Trustor which is transferred to this Trust shall retain its character as the separate property of that transferring Trustor, both as Trust principal and after any subsequent

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WILSON BARROWS & SALYER  
ATTORNEYS AT LAW  
(775) 738-7271  
442 Court Street  
Elko, Nevada 89801



withdrawal distribution or from the Trust, even if the title to such separate property is held in the name more than one Trustee.

3. A change in the identity or number of Trustees may be established of record by an affidavit or certification made by a person with personal knowledge reciting the reason for change. In the case of the death of a Trustee then holding record title to Trust real estate, a certified copy of deceased Trustee's death certificate must be attached to the affidavit or certification.
4. Any successor Trustee shall, by the act of appointment, be vested with the prior Trustee's title to all Trust property automatically and without conveyance from the prior Trustee(s) or a deceased Trustee's personal representatives, heirs or devisees, to be established of record by the filing of the instrument of successor appointment. Except to the extent otherwise provided in the instrument of appointment, all successor Trustees succeed to all powers and duties of held by the prior Trustee.
5. One acceptable "act of appointment" of a successor Trustee shall be the acceptance of a nomination by a prior nominated Trustee, and in that case the "instrument of acceptance" shall be the document evidencing the acceptance of the nomination.
6. A full and unconditional termination of the Trust by the Trustor(s)' exercise of the power of revocation will automatically be deemed to be a full and unconditional reconveyance of all of the Trust property to the Trustor(s) exercising the power of revocation and the recordation of the instrument of revocation shall be the equivalent of a deed by the Trustee(s) to the Trustor(s) entitled thereto.
7. The Trust will terminate upon the occurrence of a termination event specified in the Trust Agreement, in effect at the time of such occurrence. At the time of termination, the Trustee(s) then in office have the duty to windup the Trust and distribute the assets to the persons or entities then entitled to such distribution in accordance with the Trust Agreement then in effect. There shall be no court supervision of the winding-up and distribution process. Distribution is to be accomplished by the Trustee(s), without court supervision and without third-party review of the unrecorded Trust Agreement (as amended), by conveyance of the real estate of the Trust by Grant, Bargain and Sale Deed or other appropriate transfer document. No



third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.

- 8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits or certifications above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits or certifications to review the Trust Agreement then in effect, or other non-record events, or otherwise.

GRANTOR:

DATED: December 17, 2010

  
 \_\_\_\_\_  
 Kenneth Chattin

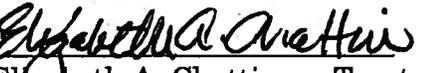
Grantees hereby accept the above conveyance.

GRANTEE:

DATED: December 17, 2010

  
 \_\_\_\_\_  
 Phillip K. Chattin, as Trustee of the  
 Chattin Family Trust, a living revocable  
 trust

DATED: December 17, 2010

  
 \_\_\_\_\_  
 Elizabeth A. Chattin, as Trustee of the  
 Chattin Family Trust, a living revocable  
 trust

DATED: December \_\_\_\_, 2010

\_\_\_\_\_  
 Robert C. Chattin, as Trustee of the  
 Chattin Family Trust, a living revocable  
 trust

[NOTARIZATION ON FOLLOWING PAGE]



third party is required or allowed to go behind the Trustee(s)' distribution Deed to ascertain that the Trustee(s) complied with the distribution provisions of the Trust Agreement then in effect and all recitals in such distribution Deeds must be deemed conclusively correct by all third parties.

- 8. It is requested that all title companies insure good title in the distributees, and their successors in interest and assigns, based solely on the record title, including this Deed, the affidavits or certifications above referred to, and the Trustee(s)' Distribution Deed, and without going behind such Deeds or affidavits or certifications to review the Trust Agreement then in effect, or other non-record events, or otherwise.

GRANTOR:

DATED: December \_\_\_\_, 2010

\_\_\_\_\_  
Kenneth Chattin

Grantees hereby accept the above conveyance.

GRANTEE:

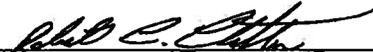
DATED: December \_\_\_\_, 2010

\_\_\_\_\_  
Phillip K. Chattin, as Trustee of the  
Chattin Family Trust, a living revocable  
trust

DATED: December \_\_\_\_, 2010

\_\_\_\_\_  
Elizabeth A. Chattin, as Trustee of the  
Chattin Family Trust, a living revocable  
trust

DATED: December 18, 2010

  
\_\_\_\_\_  
Robert C. Chattin, as Trustee of the  
Chattin Family Trust, a living revocable  
trust

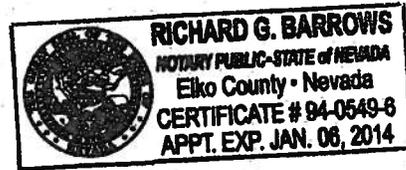
[NOTARIZATION ON FOLLOWING PAGE]



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

This instrument was acknowledged before me on December 17, 2010, by Kenneth Chattin.

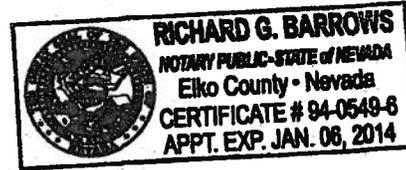
  
\_\_\_\_\_  
NOTARY PUBLIC



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

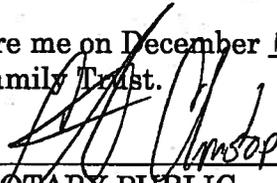
This instrument was acknowledged before me on December 17, 2010, by Phillip K. Chattin and Elizabeth A. Chattin as Trustees of the Chattin Family Trust.

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF Indiana )  
 ) ss.  
COUNTY OF Delaware )

This instrument was acknowledged before me on December 18, 2010, by Robert C. Chattin as Trustee of the Chattin Family Trust.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Grant County  
3-2-2010

10110493.jmb.wpd  
December 17, 2010

**EXHIBIT A****PARCEL 1:**

A parcel of land located in the S½ NW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., more particularly described as follows:

Commencing at corner No. 1, which is the west quarter corner of Section 19,

THENCE N. 89°54'41" E., a distance of 731.21 feet to Corner No. 2;

THENCE N. 0°23' E., a distance of 368.58 feet to Corner No. 3;

THENCE S. 89°54'41" W., a distance of 731.21 feet to Corner No. 4;

THENCE S. 0°23' W., a distance of 368.58 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM that certain parcel of land more particularly described as follows:

A parcel of land located in the SW¼ NW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., Elko County, Nevada, more particularly described as follows:

Commencing at the West quarter corner of said Section 19,

THENCE N. 89°54'41" E., 711.21 feet to Corner No. 1, the true point of beginning,

THENCE continuing N. 89°54'41" E., 20.00 feet to Corner No. 2,

THENCE N. 0°23'00" E., 20.00 feet to Corner No. 3,

THENCE S. 45°08'50" W., 28.40 feet to Corner No. 1, the point of beginning.

**PARCEL 2:**

A parcel of land located in the NW¼ SW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., Elko County, Nevada, more particularly described as follows:

Beginning at Corner No. 1, which is the West quarter corner of said



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Section 19;

THENCE N. 89°54'41" E., 711.21 feet to Corner No. 2,

THENCE S. 0°12'15" W., 306.24 feet to Corner No. 3,

THENCE S. 89°54'41" W., 711.68 feet to Corner No. 4, a point on the West line of said Section, 19,

THENCE N. 0°17'30" East, 306.24 feet along the West line of said Section 29 to Corner No. 1, the point of beginning.

TOGETHER with any and all improvements situate thereon.

SUBJECT to all easements, restrictions and exceptions of record.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof specifically including any and all water rights appurtenant to said lands.

Official Record

Requested By WILSON BARROWS & SALYER

Elko County - NV

Jerry D. Reynolds - Recorder

Page: 1 of 1

Fee: \$21.00

Recorded By NR

RPTT: \$0.00

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s) a. 007-08B-008 b. c. d.

- 2. Type of Property: a. Vacant Land b. [checked] Single Fam. Res. c. Condo/Twnhse d. 2-4 Plex e. Apt. Bldg f. Comm'l/Ind'l g. Agricultural h. Mobile Home i. Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:

Date of Recording:

Notes:

- 3. a. Total Value/Sales Price of Property \$ b. Deed in Lieu of Foreclosure Only (value of property) ( ) c. Transfer Tax Value: \$ d. Real Property Transfer Tax Due \$

- 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section 7 b. Explain Reason for Exemption: A transfer to a trust without consideration

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: [Handwritten Signature]

Capacity: Attorney

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kenneth Chattin Address: P.O. Box 1447 City: Elko State: Nevada Zip: 89803

Print Name: Kenneth Chattin, Trustee Address: P.O. Box 1447 City: Elko State: Nevada Zip: 89803

COMPANY REQUESTING RECORDING

Print Name: Wilson Barrows & Salyer Address: 442 Court Street City: Elko

Escrow #: State: Nevada Zip: 89801