

DOC #

645303

09/21/2011

03:42 PM

Official Record

Requested By
THERESA L. CURRIVAN

Elko County - NV

D. Mike Smiles - Recorder

Page 1 of 4 Fee: \$17.00
Recorded By: MR RPTT: \$156.00

APN# 007-550-048

Recording Requested by and Return To:

Name Tom & Carol Allen

Address HC 64 Box 90

City/State/Zip Deeth, NV. 89823



645303

Grant, Bargain + Sale Deed
(Title of Document)



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GRANT, BARGAIN and SALE DEED

THIS INDENTURE, for the sale and terms herein made September 16 , 2011, by and between THERESA L. CURRIVAN, Trustee of the THERESA L. CURRIVAN Living Trust and as a married woman as her sole and separate property, of Deeth, Nevada, County of Elko, State of Nevada, First Party, and Thomas J. Allen and his wife, Carol C. Allen, of Deeth, Nevada , Elko County, Second Party,

WITNESSETH

At sale date the said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the Second Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said Second Party, and to successors and assigns, all that certain real property and easements situated in the County of Elko, State of Nevada, more particularly described as follows:

A parcel of land 40 acres in size located in the NE1/4SE1/4Section 4, T. 36 N., R. 60 E., MDB&M more particularly depicted and described as: Parcel No. 2 of Parcel Map File No. 421415, dated February 25, 1998 in the Elko County Recorders Office. APN 007-550-048.

In addition thereto: an adjacent triangular piece of land lying immediately adjacent and north of State Route 230 and immediately adjacent and east of Parcel No. 2, described above, consisting of approximately 3 acres. Said acreage being the northern residual piece of APN 007-550-042. Said triangular land is to be surveyed and adjusted into said Parcel 2 from APN 007-550-042 owned by THERESA L. CURRIVAN Trustee, Theresa L. Currivan Living Trust, a married woman, as her sole and separate property. As agreed at sale said Boundary Line Adjustment (BLA) to commence as soon as practical and at the expense of the Seller. Said BLA map to include juriat stating "the adjustment is not being added to or being filed for non-agricultural purposes".

Additionally, said sale shall include Exhibit "B-1" located in BK 1049, Page 26 in the Elko County Recorder's Office as the basis for easement routes conveyed with this sale and includes additional easement routes by any means of travel to the National Forest lands entering from State Route 230 along Currivan Lane in Section 3 then additionally through Sections 2,3,10,11,12,14,15,22 and 23, T36N, R60E, MDB&M and is attached hereto and to be appurtenant to the above consolidated parcel APN 007-550-048. If any of these routes are changed or deleted the intention is to grant alternate access to the National Forest and for sightseeing along these roads and trails, not to delete or diminish these rights.

Together with all improvements, water rights, and 40 acres usable in conjunction with Co-op ditch rights from Humboldt River Decree claim #00507, stock watering rights appurtenant thereto used or enjoyed in connection therewith.



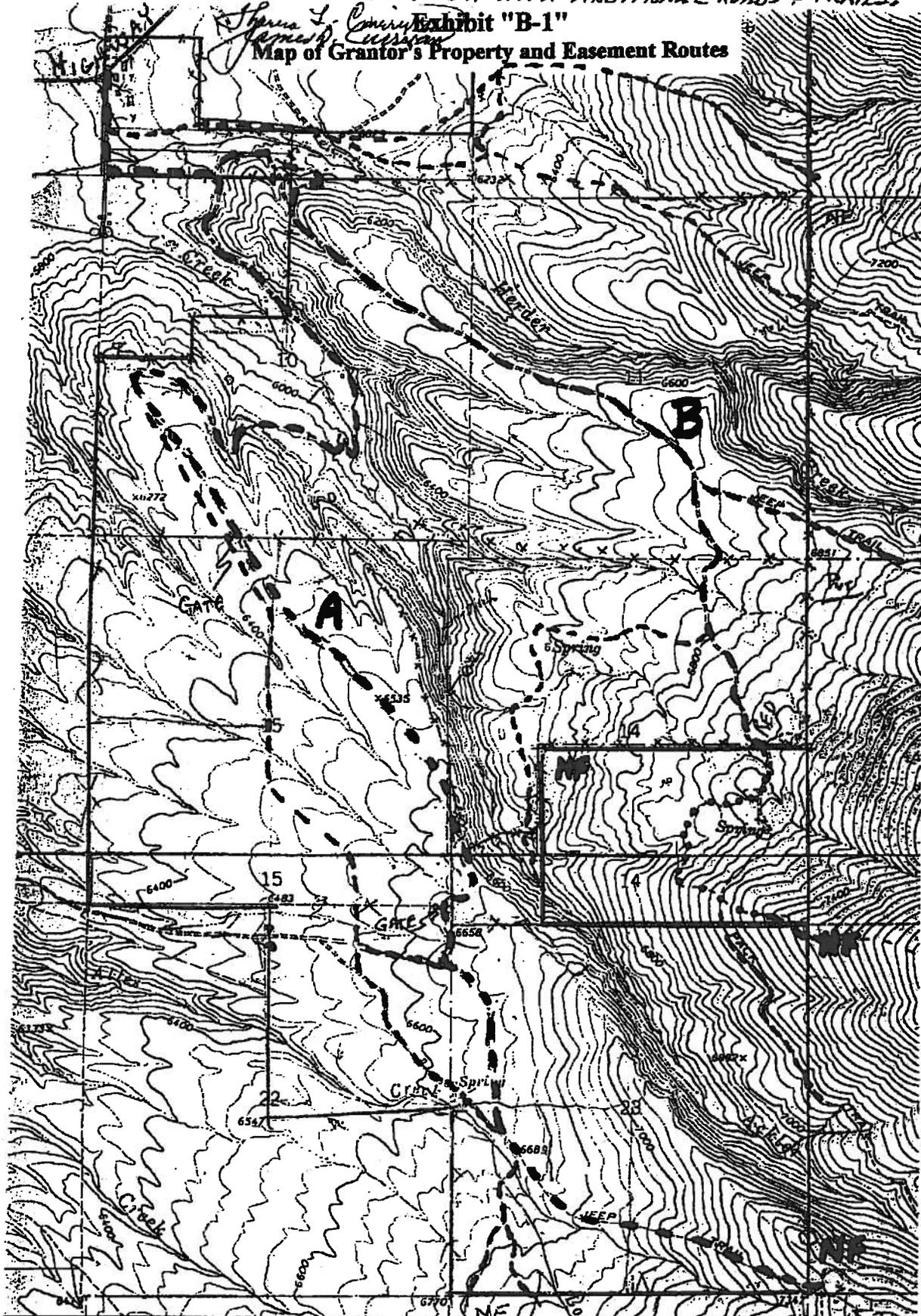
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UPDATED SEPTEMBER 16, 2011 WITH ADDITIONAL ROADS & TRAILS.

James L. Conroy
James P. Conroy
Exhibit "B-1"

Map of Grantor's Property and Easement Routes



STATE OF NEVADA DECLARATION OF VALUE

DOC # DV -

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FOR REC
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Book
Date of R
Notes:

Elko County - NV

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Page 1 of 1 Fee: \$17.00
Recorded By: NR RPTT: \$158.00

1. Assessor Parcel Number (s)

- a) 007-550-048
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Ind'l |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

\$ 40,000

Transfer Tax Value:

\$

Real Property Transfer Tax Due:

\$ 156.00

(TAX IS COMPUTED @ \$1.95 per \$500 value)

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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. *One signature suffices.*

Signature Theresa L. Currivan Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Theresa L. Currivan
 Address: Hc 64 Box 97
 City: Deeth
 State: NV Zip: 89823

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Tom & Carol Allen
 Address: Hc 64 Box 90
 City: Deeth
 State: Nv. Zip: 89823

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____