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DOC #

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07/06/2012

03:26 PM

**Official Record**

Requested By  
WILLIAM F. SARMAN

Elka County - NY

D. Mike Smiles - Recorder

Page 1 of 7 Fee: \$20.00

Recorded By: MFI RPTT:

APN# 006-510-017

Recording Requested by and Return To:

Name Michael Lee Sarman

Address HC 36 Box 61

City/State/Zip Spring Creek/NY/89815



\*658499\*

GRANT, BARGAIN, AND SALE DEED

(Title of Document)

This cover page must be typed or printed

**APN: 006-510-017**

**GRANTEE:**

Michael Lee Sarman  
HC 36 Box 61  
Spring Creek, NV 89815

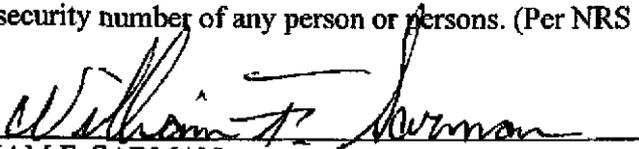
**WHEN RECORDED MAIL TO:**

Michael Lee Sarman  
HC 36 Box 61  
Spring Creek, NV 89815

**MAIL TAX STATEMENTS TO:**

Michael Lee Sarman  
HC 36 Box 61  
Spring Creek, NV 89815

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

  
\_\_\_\_\_  
WILLIAM F. SARMAN

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 3<sup>rd</sup> day of July, 2012, between MARY AILEEN STEPHANS and WILLIAM FREDRICK SARMAN, Successor Co-Trustees of the ELIZABETH S. RABE TESTAMENTARY TRUST, as Grantors and Party of the First Part, and MICHAEL LEE SARMAN, a married man, as his sole and separate property, as Grantee and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all the following described certain real property and improvements, and all appurtenances and rights thereto, situated in Elko County, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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



656499

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

  
\_\_\_\_\_  
MARY AILEEN STEPHANS  
Successor Co-Trustee of the  
Elizabeth S. Rabe Testamentary Trust

  
\_\_\_\_\_  
WILLIAM FREDRICK SARMAN  
Successor Co-Trustee of the  
Elizabeth S. Rabe Testamentary Trust

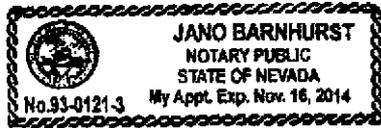


**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 3<sup>rd</sup> day of July, 2012, before me, the undersigned, a Notary Public, personally appeared MARY AILEEN STEPHANS, known to me to be the person described herein, who executed the foregoing instrument as Grantor, and she acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



*Jano Barnhurst*  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
COUNTY OF ELKO } ss.

On this 5<sup>th</sup> day of July, 2012, before me, the undersigned, a Notary Public, personally appeared WILLIAM FREDRICK SARMAN, known to me to be the person described herein, who executed the foregoing instrument as Grantor, and he acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



*Marcella A. Pond*  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)



**Exhibit A**  
**LAND DESCRIPTION**  
**Page 1 of 3**

The description hereon was prepared by Chilton Engineering and Surveying Ltd. on June 19, 2011 at the request of the Elizabeth S. Rabe Trust for the purpose of describing a Parcel of Land. The authorized users of this description is the Elizabeth S. Rabe Trust. Unauthorized use of this description is prohibited.

Chilton Engineering and Surveying Ltd. will not be responsible for errors committed by others if this description is not reproduced exactly as written below.

The author of this description is Corey L. Rice, PLS Nevada No. 12468.

**Parcel 12**

ALL that portion of Sections 7 through 9, Sections 16 through 21, Sections 28 through 30 and Sections 32 through 33, Township 32 North, Range 57 East, M.D.B. & M., Elko County, Nevada hereinafter referred to as Parcel 12 and further referenced on that Amended Record of Survey map filed as Document No. 656272, Elko County Official Records, more particularly described as follows:

Sections 7 through 9 and Sections 16 through 18, T.32 N., R.57 E.:

BEGINNING at the West quarter corner of Section 18; thence N00°13'09"E, along the West line, NW¼, Section 18, 2861.38' to the Northwest corner thereof; thence N00°13'09"E, along the West line, SW¼, Section 7, 299.38' to the intersection point with the southerly right-of-way line of County Road 712 and the West line, SW¼, Section 7; thence along the southerly right-of-way line of County Road 712 through Sections 7, 18, 17, 8, 16 and 9, the following described courses; S83°32'07"E, 736.48'; S83°39'37"E, 2060.23'; S86°24'31"E, 2521.16'; S89°19'58"E, 2600.14'; N88°58'39"E, 2331.18' to a point of curvature on a tangent curve; thence along the arc of a curve to the right, radius 2705.65', central angle 6°44'28" a distance of 318.33' to a point of reverse curvature of a tangent curve; thence along the arc of a curve to the left, radius 5766.49', central angle 3°13'03" a distance of 323.82 feet to the point of tangency; thence S87°29'56"E, 802.58'; thence N88°49'03"E, 1535.29'; thence N88°04'48"E, 665.14' to a point of curvature on a tangent curve; thence along the arc of a curve to the left, radius 830.00', central angle 21°42'24" a distance of 314.45'; thence N65°55'10"E, 1709.76' to a point of curvature of a tangent curve to the left; thence along the arc of the curve, radius 980.00', central angle 6°46'31" a distance of 115.89' to a point on the East line of the SE¼, Section 9; thence S00°36'02"W, along said line, 823.60' to the Northeast corner of Section 16; thence S00°00'34"E, along the East line, NE¼, Section 16, 2640.76' to the East quarter corner thereof; thence S89°56'57"W, along the Center of Section line, Section 16, 5272.67' to



**Exhibit A**  
**LAND DESCRIPTION**  
Page 2 of 3

the West quarter corner thereof; thence S89°05'11"W, along the Center of Section line, Section 17, 5286.81' to the West quarter corner thereof; thence N89°10'42"W, along the Center of Section line, Section 18, 5281.75' to the POINT OF BEGINNING and there terminating.

Section 16, T.32 N., R.57 E.:  
the SE $\frac{1}{4}$ , and,  
the SW $\frac{1}{4}$ .

Section 17, T.32 N., R.57 E.:  
the SE $\frac{1}{4}$ , and,  
the SW $\frac{1}{4}$ .

Section 18, T.32 N., R.57 E.:  
the E $\frac{1}{2}$  SE $\frac{1}{4}$ .

Section 19, T.32 N., R.57 E.:  
the E $\frac{1}{2}$  NE $\frac{1}{4}$ , and,  
the E $\frac{1}{2}$  SE $\frac{1}{4}$ .

Section 20, T.32 N., R.57 E.:  
All.

Section 21, T.32 N., R.57 E.:  
the NW $\frac{1}{4}$ .

Section 28, T.32 N., R.57 E.:  
All.

Section 29, T.32 N., R.57 E.:  
All.

Section 30, T.32 N., R.57 E.:  
the S $\frac{1}{2}$  NE $\frac{1}{4}$ ,  
the N $\frac{1}{2}$  SE $\frac{1}{4}$ , and,  
the SE $\frac{1}{4}$  SE $\frac{1}{4}$ .

Section 32, T.32 N., R.57 E.:  
All.

Section 33, T.32 N., R.57 E.:  
All.



**Exhibit A**  
**LAND DESCRIPTION**  
**Page 3 of 3**

Excepting therefrom that portion of County Road 713, being a 60' right-of-way, 30 feet on each side of centerline, contained within the SW¼, Section 7 and the NW¼ Section 18 as described in Document No. 642764, Elko County O/R, more particularly described as follows;

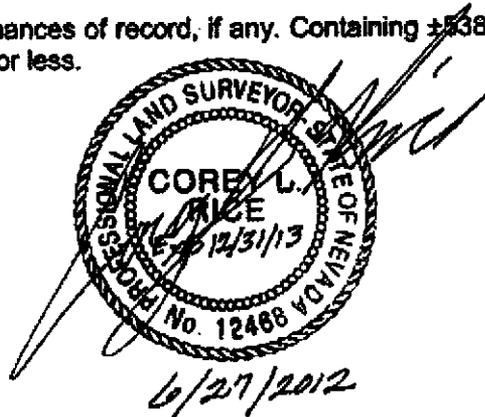
Commencing at the Northwest corner of Section 18, T.32 N., R.57 E.; thence N26°23'56"E, 348.49' to the POINT OF BEGINNING on the centerline of County Road 712, said point also being S83°32'07"E, 157.95' along said centerline from the West line of Section 7, T.32 N., R.57 E. thereof; thence along the road centerline, S11°38'37"E, 146.25'; thence S01°24'11"W, 528.16'; thence S08°35'44"W, 866.36'; thence S00°26'57"W, 1446.27' to a point on the South line, NW¼, Section 18, said point also being S89°10'42"E, 40.90' from the West quarter corner thereof and there terminating. Extending or shortening the sidelines to close upon the South right-of-way line of County Road 713 and the Center of Section line of Section 18.

Further excepting therefrom a perpetual private 60' easement for access and utilities over and across a portion of Sections 19 and 20 more particularly described as follows;

The South 60' of the E½ SE¼, Section 19 and the SW¼ and SE¼ of Section 20. Extending or shortening the sidelines to close upon the West line of the E½ SE¼ Section 19 and the East line of the SE¼ Section 20.

Together with all easements and appurtenances of record, if any. Containing ±5384.414 Gross Acres, ±5380.343 Net Acres, more or less.

Land Description Prepared By:  
Corey L. Rice, PLS 12468  
421 Court Street  
Elko, NV 89801



Requested By  
WILLIAM F. SARMAN

# State of Nevada Declaration of Value

FOR RE:	Elko County - NV
Document/	D. Mike Smiles - Recorder
Book: _____	Page 1 of 1 Fee: \$20.00
Date of Rec:	Recorded By: NR RPTT:
Notes: _____	

Verified - NR.

1. Assessor Parcel Number(s)  
 a) 006-510-017  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$ n/a  
 Deed in Lieu of Foreclosure Only (value of property) \$ n/a  
 Transfer Tax Value per NRS 375.010, Section 2: \$ n/a  
 Real Property Transfer Tax Due: \$ n/a

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer of title from a trust  
without consideration Doc # 640497

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 William F. Sarman Capacity Trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: William F. Sarman, Trustee, Elizabeth Pde  
 Address: 725 Ash Street Trust,  
 City: Elko etal  
 State: NV Zip: 89801

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michael L. Sarman  
 Address: HC 36 Box 61  
 City: Spring Creek  
 State: NV Zip: 89815

### COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_