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DOC # 658503
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Official Record
Requested By
WILLIAM F. SARMAN
Elko County – NV
D. Mike Sanders – Recorder
Page 1 of 6 Fee: $10.00
Recorded By: MR RPTT:

APN# 006-510-020

Recording Requested by and Return To:

Name Mary Aileen Stephans

Address P.O. Box 1745

City/State/Zip Minden/NV/89423

GRANT, BARGAIN, AND SALE DEED

(Title of Document)

This cover page must be typed or printed

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APN: 006-510-020

GRANTEE:
Mary Aileen Stephans
1665 Mackland Avenue
Minden, NV 89423

WHEN RECORDED MAIL TO:
Mary Aileen Stephans
P.O. Box 1745
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Mary Aileen Stephans
P.O. Box 1745
Minden, NV 89423

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 3rd 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 MARY AILEEN STEPHANS, a married woman as her 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.

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

Mary A. Stephans
MARY AILEEN STEPHANS
Successor Co-Trustee of the
Elizabeth S. Rabe Testamentary Trust

William F. Sarman
WILLIAM FREDRICK SARMAN
Successor Co-Trustee of the
Elizabeth S. Rabe Testamentary Trust

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ACKNOWLEDGMENT

STATE OF NEVADA
CARSON CITY } ss.

On this 3rd 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
STATE OF NEVADA
No.93-0121-3 My Appt. Exp. Nov. 16, 2014

Jano Barnhurst
NOTARY PUBLIC (SEAL)

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF ELKO } ss.

On this 5th 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, State of Nevada
Appointment No. 99-54086-6
My Appt. Expires March 18, 2015

Marcella A. Pond
NOTARY PUBLIC (SEAL)

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Exhibit A
LAND DESCRIPTION
Page 1 of 2

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 10

ALL that portion of Sections 10, 15, 21 and 22, Township 32 North, Range 57 East, M.D.B.& M., Elko County, Nevada hereinafter referred to as Parcel 10 and further referenced on that Amended Record of Survey map filed as Document No. 656272, Elko County Official Records, more particularly described as follows:

Section 10, T.32 N., R.57 E.:

BEGINNING at the Southwest corner of Section 10; thence, S89°34'14"E, along the South line of the SW¼, 2659.27' to the South quarter corner of said Section 10; thence S89°35'32"E, along the South line of the SE¼, 996.69' to the SE corner, W½ E½ SW¼ SE¼; thence N00°29'35"E, along the East line of the W½ E½ SW¼ SE¼, 1319.53' to the Northeast corner thereof; thence N00°30'47"E, along the East line of the W½ E½ NW¼ SE¼, 989.65' to the Northeast corner SW¼ NE¼ NW¼ SE¼; thence N88°56'51"W, along the North line of the S½ N½ NW¼ SE¼, 995.38' to the Center of Section line; thence N00°32'06"E, along the Center of Section line, 331.48' to the Center of Section; thence N88°51'18"W, along the Center of Section line, 364.97' to the southerly right-of-way line of County Road 712 as described in Document No. 642764, Elko County O/R; thence S52°19'00"W, along the right-of-way line, 663.98'; thence S51°28'51"W, continuing along the right-of-way line, 2143.83'; thence, along the arc of a tangent curve to the right, radius 980.00', central angle 7°39'48" a distance of 131.08' to the West line of the SW¼, Section 10; thence S00°35'43"W, along the West line of the SW¼, 823.60' to the POINT OF BEGINNING and there terminating.

Section 15, T.32 N., R.57 E.:
the NW¼, and,
the SW¼.

Section 22, T.32 N., R.57 E.:
the NW¼ NW¼,
the NE¼ NW¼,

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Exhibit A
LAND DESCRIPTION
Page 2 of 2

the N½ SW¼ NW¼, and,
the N½ SE¼ NW¼.

Section 21, T.32 N., R.57 E.:
the NW¼ NE¼,
the NE¼ NE¼,
the SW¼ NE¼
the NW¼,SE¼ NE¼,
the NE¼,SE¼ NE¼,
the SW¼,SE¼ NE¼,
the SW¼,
the NW¼ SE¼,
the SW¼ SE¼,
the W½ NE¼ SE¼, and,
the W½ SE¼ SE¼.

Excepting therefrom a perpetual private 60' easement for access and utilities over and across a portion of Section 21 more particularly described as follows;

The South 60' of the SW¼, the SW¼ SE¼ and the W½ SE¼ SE¼.

Together with all easements and appurtenances of record, if any. Containing 1022.007 Net Acres, more or less.

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

PROFESSIONAL LAND SURVEYOR
COREY L. RICE
12/31/13
STATE OF NEVADA
No. 12468

6/27/2012

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Official Record

Requested By
WILLIAM F. SARMAN

Elko County – NV
D. Mike Smales – Recorder

Page 1 of 1 Fee: $10.00
Recorded By: MR RPTT:

FOR REC
Document/I
Book:
Date of Rec
Notes:

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
   a) 006-510-020
   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'l/Ind'l
   g) ☒ Agricultural h) ☐ Mobile Home
   i) ☐ Other

Verified - NR

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 # 644497

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)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: William F. Sarman, Trustee, Disability Trust, and	Print Name: Mary A. Stephens
Address: 725 Ash Street	Address: P.O. Box 1745
City: Elko	City: Minden
State: NV Zip: 89801	State: NV Zip: 89423

COMPANY REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Escrow #
Address:
City: State: Zip:

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