

DOC #

658511

02/27/12

02:07 PM

Official Record

Requested By
WILLIAM F. COFFMAN

Elio County - NV

D. Mike Conner - Recorder

Page 1 of 8 Fee: \$12.00

Recorded By: BR OPT:

APN# 006-300-048; and 006-520-064

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.



658511

07/03/2012
002 of 0

**APN: 006-300-048; and
006-520-064**

GRANTEE:

Mary Aileen Stephans
1665 Mackland Avenue
Minden, NV 89423

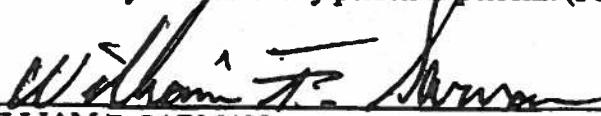
WHEN RECORDED MAIL TO:

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.



630311

07/28/2012
000 of 0

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 Stephens
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



653511

07/05/2012 004 of 0

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.



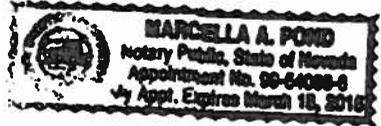
Jano Barnhurst
NOTARY PUBLIC (SEAL)

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 (SEAL)



658511

02/28/2012
005 of 6

Exhibit A
LAND DESCRIPTION
Page 1 of 2

The description hereon was prepared by Chilton Engineering and Surveying Ltd. on June 14, 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 2

ALL that portion of Section 38, Township 33 North, Range 56 East and Section 31, Township 33 North, Range 57 East M.D.B. & M., Elko County, Nevada hereinafter referred to as Parcel 2 and further referenced on that Amended Record of Survey map filed as Document No. 658272, Elko County Official Records, more particularly described as follows:

Section 38, T.33 N., R.56 E.:
 the NE $\frac{1}{4}$,
 the SE $\frac{1}{4}$,
 the E $\frac{1}{2}$ NW $\frac{1}{4}$,
 the NE $\frac{1}{4}$ SW $\frac{1}{4}$,
 the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, and,
 the E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 31, T.33 N., R.57 E.:
 the NW $\frac{1}{4}$,
 the SW $\frac{1}{4}$, and,
 the SE $\frac{1}{4}$.

Excepting therefrom a perpetual 60' private easement for purposes of access and utilities along the East boundary of the NW $\frac{1}{4}$ and the North boundary of the SE $\frac{1}{4}$, Section 31, T.33 N., R.57 E. and 30' along the East and South lines of the SE $\frac{1}{4}$ and the South line of the SW $\frac{1}{4}$, Section 31, T.33 N., R.57 E.

Together with a perpetual 60' private easement for purposes of access and utilities along the West lines of Section 6 and Section 7, T.32 N., R.57 E. and 30' along the West line of the SW $\frac{1}{4}$, Section 32, T.33 N., R.57 E. and the North line of Section 6, T.32 N., R.57 E.

Extending or reducing all of the easement sidelines to meet at the angle points and terminating on the North line of Section 31, T.33 N., R.57 E. and the North right-of-way

DOC # DV -

6585

02/05/2012

10:07 PM

Official Record

Requested By
WILLIAM F. SERRANO

State of Nevada Declaration of Value

FOR RE:	
Document#	Elko County - NV
Book:	D. Mike Serrano - Trustee
Date of Rec	Page 1 of 1 Fee: \$18.00
Notes:	Recorded By: NR RPT:

1. Assessor Parcel Number(s)
- a) 006-300-048
 - b) 006-520-064
 - 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 _____

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. II 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 declare and acknowledge, under penalty of perjury, pursuant to NRS 375.080 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 disclaimer 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 375.430, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature William F. Serrano Capacity Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William F. Serrano, Trustee, Elko, NV

Address: 725 Ash Street

City: Elko

State: NV Zip: 89801

(REQUIRED)

Print Name: Mary A. Stephens

Address: P.O. Box 1745

City: Minden

State: NV Zip: 89423

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____