

DOC #

659729

03/07/2012

01:50 PM

Official Record

Requested By

JOHN & MARY STEPHANS

Elio County - NV

D. Mike Gaudin - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: OMS RPTT:

APN# 006-510-020

Recording Requested by and Return To:

Name John & Mary Stephens, Trustees

Stephans Living Trust Dated December, 14, 2006

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



08/07/2012

002 of 5

APN: 006-510-020

GRANTEE:

Stephans Living Trust, dated December 14, 2006
John Stephans and Mary Stephans Trustees
1665 Mackland Avenue
Minden, NV 89423

WHEN RECDORDED MAIL TO:

John & Mary Stephans
P.O. Box 1745
Minden, NV 89423

MAIL TAX STATEMENTS TO:

John & Mary 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)

Mary Aileen Stephans

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 1st day of August, 2012, By MARY AILEEN STEPHANS as Grantor and party of the First Part, and between John Stephans and Mary Stephans, Trustees for the STEPHANS LIVING TRUST, DATED DECEMBER 14, 2006, 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.

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

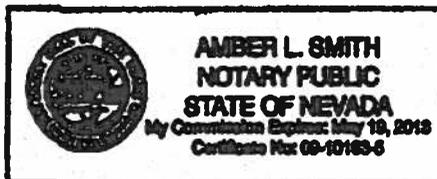
Mary Aileen Stephans
Mary Aileen Stephans

ACKNOWLEDGMENT

STATE OF NEVADA }
DOUGLAS } ss.

On this 1st day of August, 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.



Amber L. Smith

NOTARY PUBLIC (SEAL)



**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,



658729

06/27/2012
006 of 6

Exhibit A
LAND DESCRIPTION
Page 2 of 2

the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and,
the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.

Section 21, T.32 N., R.57 E.:

the NW $\frac{1}{4}$ NE $\frac{1}{4}$,
the NE $\frac{1}{4}$ NE $\frac{1}{4}$,
the SW $\frac{1}{4}$ NE $\frac{1}{4}$
the NW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$,
the NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$,
the SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$,
the SW $\frac{1}{4}$,
the NW $\frac{1}{4}$ SE $\frac{1}{4}$,
the SW $\frac{1}{4}$ SE $\frac{1}{4}$,
the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, and,
the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

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 SW $\frac{1}{4}$, the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

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

