

DOC #

665577

12/12/12

01:15 PM

Official Record

Requested By
WR REAL ESTATE

Elko County - NV

D. Mike Graham - Recorder

Page 1 of 3 Fee: \$10.00
Recorded By: DMS RPTT:

APN# 006-520-066

Recording Requested By and Return To:

Name: William Frederick Sarman

Address: 725 Ash street

City/State/Zip: Elko / Nevada / 89801



GRANT, BARGAIN, AND SALE DEED

RECORDING REQUESTED BY:
William Frederick Sarman



66577

12/17/2012
002 of 3

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME William F. Sarman
Manager WR REAL ESTATE, LLC
ADDRESS 725 Ash Street
CITY Elko
STATE Nevada
ZIP 89801

APN: 006-520-066

SPACE ABOVE THIS LINE FOR RECORDER

The undersigned Grantor declares: Documentary Transfer Tax is \$-0-; There is no consideration for this transfer; and, this is an Exempt transfer under NRS 375.090(9).

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

William Frederick Sarman

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 11 day of December, 2012, between WILLIAM FREDERICK SARMAN, a single man, as Grantor and WR REAL ESTATE, LLC, a Nevada limited liability company, as Grantee.

That Grantor, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the Grantee as aforesaid and its successors and assigns all of his interest in the real property and improvements located in Elko County Nevada, and more particularly described as follows:

See attached and incorporated exhibit "A" for a complete legal description.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed the day and year herein first written.

WILLIAM FREDERICK SARMAN

STATE OF NEVADA)
COUNTY OF Elko) : SS.

On this 11 day of DECEMBER, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM FREDERICK SARMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same, and that by his signature on the instrument the person executed the instrument freely and voluntarily, and for the uses and purposes therein mentioned.



NOTARY PUBLIC



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**Exhibit A
LAND DESCRIPTION**

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 6

ALL that portion of Section 26, Township 33 North, Range 57 East, M.D.B. & M., Elko County, Nevada hereinafter referred to as Parcel 6 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 26, T.33 N., R.57 E.,

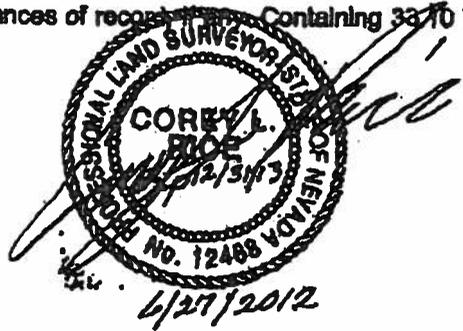
BEGINNING at the Southeast corner of Section 26, thence N00°51'23"E, along the East line of the SE¼, 2677.46' to the East quarter corner of said Section; thence S89°16'50"W, along the Center of Section line, 850.36' to the thread of the stream designated as Rabbit Creek; thence S01°56'32"E, along the thread of the stream, 484.68'; thence, S06°59'42"E, continuing along the stream thread, 385.20'; thence S20°34'13"E, 249.18'; thence S22°24'09"E, 547.33'; thence S18°33'29"E, 283.46'; thence S22°50'09"E, 409.15'; thence S11°14'15"E, 423.58' to a point on the Center of Section line; thence N89°36'00"E, along the Center of Section line, 119.25' to the POINT OF BEGINNING and there terminating.

Excepting therefrom a dedicated 30' right-of-way as described in Document No. 642764, Elko County Official Records, along the North line of said Parcel.

Extending or reducing the right-of-way lines to terminate on the westerly line of said Parcel and the East line of the SE¼.

Together with all easements and appurtenances of record, Containing 33.70 Net Acres, more or less.

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



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Official Record

STATE OF NEVADA DECLARATION OF VALUE

Requested By
WRI REAL ESTATE

Ella County - NV

O. Mike Santos - Recorder

Page 1 of 1 Fee: \$15.00

Recorded By: GMS RPTT:

1. Assessor Parcel Number (s)

- a) 006-520-066
- 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 checked="" type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: LLC reviewed + filed
12/17/12 DMS

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ N/A
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: Transfer of real estate by 100% owner to LLC entity owned 100% by owner transferor.

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 375.039 the Buyer and Seller shall be jointly and severally liable for any additional amount assessed.

Signature William F. Serman Capacity Owner/Grantor
 Signature William F. Serman Capacity 100% member/Grantor

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>William Frederic Serman</u>	Print Name: <u>WR Real Estate LLC</u>
Address: <u>725 Ash St</u>	Address: <u>725 Ash St.</u>
City: <u>Eiko</u>	City: <u>Eiko</u>
State: <u>NV</u> Zip: <u>89801</u>	State: <u>NV</u> Zip: <u>89801</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: William F. Serman Escrow # _____
 Address: 725 Ash St.
 City: Eiko State: NV Zip: 89801