

DOC #

665745

12/19/2012

04:13 PM

Official Record

Requested By
COPENHAVER & MCCONNELL

Elko County - NV

D. Mike Smates - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: ST RPTT:

APNS Exhibit "A"
006-250-004
006-260-002

Send tax statements to:
Simone Zaga
HC 30 BOX 346
Spring Creek, NV 89815



When recorded return to:
Copenhaver & McConnell, P.C.
950 Idaho Street
Elko, NV 89801

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **ALBERTA SIMONE ZAGA**, as Grantor, does hereby convey and quitclaim forever to **SIMONE ZAGA** as Trustee of the **SIMONE ZAGA FAMILY TRUST** dated **December 19, 2012**, as Grantee, and to the successor Trustee(s) and the successors and assigns of the Trust, forever, all of the Grantors right, title and interest in and to the property located in Elko County, Nevada and more particularly described on Exhibit "A" attached hereto and made a part hereof:

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

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

SIGNED this 19th day of December, 2012.

GRANTOR:


ALBERTA SIMONE ZAGA

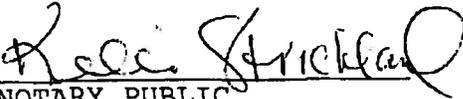
1 100000 00000 00000 00000 00000 00000

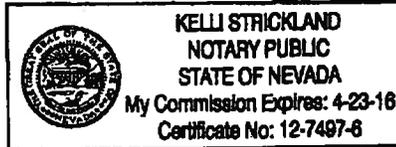
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State of Nevada
County of Elko

This instrument was acknowledged before me on the 19th day
of December, 2012, by **ALBERTA SIMONE ZAGA**.


NOTARY PUBLIC





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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Elko, described as follows:

PARCEL 1:

TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 1: Lots 3 and 4;

Section 2: Lot 1;

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 34: S1/2NE1/4; N1/2SE1/4;

Section 35: W1/2NE1/4; NW1/4; N1/2SE1/4; SE1/4SE1/4; N1/2SW1/4; SE1/4NE1/4;

Section 36: Lots 3 and 4; W1/2SE1/4; SW1/4;

ALSO, H.E. Survey No. 230, embracing a portion of Section 1, TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M., and Section 6, TOWNSHIP 28 NORTH, RANGE 57 EAST, M.D.B.&M., more particularly described as follows:

Beginning at Corner No. 1, identical with the Southeast Corner of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.; THENCE South 5 chains to Corner No. 2; THENCE East 30 chains to Corner No. 3; THENCE South 10 chains to Corner No. 4; THENCE West 30 chains to Corner No. 5; THENCE South 5 chains to Corner No. 6; THENCE West 40.01 chains to Corner No. 7; THENCE North 38' East 20.02 chains to Corner No. 8; THENCE East 39.79 chains to Corner No. 1, the Place of Beginning.

EXCEPTING from Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35844, as Document No. 475726, Official Records, Elko County, Nevada.

EXCEPTING from Section 1, TOWNSHIP 28 NORTH, RANGE 56 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35851, as Document No. 475727, Official Records, Elko County, Nevada.

EXCEPTING from Section 6, TOWNSHIP 28 NORTH, RANGE 57 EAST, M.D.B.&M., that portion of said land conveyed to the COUNTY OF ELKO, by Quitclaim Deed recorded November 1, 2001, in Book 1, Page 35857, as Document No. 475728, Official Records, Elko County, Nevada.

EXCEPTING FROM the S1/2NE1/4 and N1/2SE1/4 of Section 34; W1/2NW1/4 and NW1/4SW1/4 of Section 35; N1/2SW1/4; NW1/4SE1/4 and Lots 3 and 4 of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., all coal and other minerals in and



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under said land as reserved by THE UNITED STATES OF AMERICA in Patent recorded May 11, 1931, in Book 8, Page 205, Patent Records, Elko County, Nevada.

EXCEPTING FROM the SE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., all oil, gas, coal or other hydrocarbons of any kind or nature lying in and under said land as reserved by RAYMOND CORTA aka H. RAY CORTA in Deed recorded October 19, 1988, in Book 648, Page 56, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM those portions of the NW1/4NE1/4 and SE1/4NE1/4 of Section 35 and NW1/4SW1/4 of Section 36, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to ELKO COUNTY by deeds recorded June 9, 1993, in Book 820, Pages 656, 663 and 668, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM those portions of the NW1/4 and NW1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to BARNES RANCHES, INC., by deeds recorded June 16, 1993, in Book 821, Pages 205 and 209, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of the SE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., conveyed to BARNES RANCHES, INC., a Nevada corporation, by deed recorded May 10, 2006 as Document No. 552675, Official Records, Elko County, Nevada.

PARCEL 2:

A parcel of land located in Elko County, State of Nevada, lying west of the westerly right-of-way line of County Road 717, within the NE1/4NE1/4 of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., being more particularly described as follows:

Commencing at the NE corner of Section 35, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M. a BLM brass cap;

THENCE South 57°53'51" West, 1,689.13 feet to the true point of beginning on the westerly right-of-way line for County Road 717, at its intersection with the west line of the NE1/4NE1/4 of Section 35;

THENCE along said westerly right-of-way line of County Road 717, South 39°04'02" East, 555.08 feet, to a point on the south line of the NE1/4NE1/4 of Section 35;

THENCE along said south line, North 89°51'49" West, 338.81 feet, to the SW corner of the NE1/4NE1/4 of Section 35;

THENCE along the west line of the NE1/4NE1/4 of Section 35, North 01°28'06" West, 430.31 feet to the point of beginning.

PARCEL 3:

That portion of Lots 1 and 2 of Section 34, TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M., described as:



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Commencing at the northeast corner of said Section 34, and thence South $05^{\circ}45'53''$ East, along the east line of Section 34 a distance of 283.74 feet to Corner No. 1, the point of beginning;

Thence South $63^{\circ}56'28''$ West, a distance of 2294.83 feet to Corner No. 2, a point on the south line of said Lot 2;

Thence South $89^{\circ}19'34''$ East, along the south line of Lots 1 and 2 a distance of 2166.03 feet to Corner No. 3, a point on the east line of Section 34;

Thence North $05^{\circ}45'53''$ West, a distance of 1036.83 feet to Corner No. 1, the point of beginning.

PARCEL 4:

That portion of Lot 2, Section 34, TOWNSHIP 29 NORTH, RANGE 56 EAST, MDM described as follows:

Commencing at the northeast corner of said Section 34, thence South $05^{\circ}45'53''$ East, a distance of 283.74 feet;

Thence South $63^{\circ}56'28''$ West, a distance of 2294.83 feet, a point on the south line of said Lot 2;

Thence North $89^{\circ}19'34''$ West, along the south line of said Lot 2, a distance of 120.21 feet to Corner No. 1, the point of beginning;

Thence North $89^{\circ}19'34''$ West, a distance of 161.41 feet to Corner No. 2, the southwest corner of said Lot 2;

Thence North $02^{\circ}57'38''$ West, along the west line of said Lot 2, a distance of 131.29 feet to Corner No. 3;

Thence South $51^{\circ}39'32''$ East, a distance of 214.43 feet to Corner No. 1, the point of beginning;

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Official Record

Requested By
COPENHAVER & MCCONNELL

Elko County - NV

D. Mike Smales -- Recorder

FOR RECORD

Document/Ins

Book: _____

Date of Record

Notes: _____

Page 1 of 1 Fee: \$18.00
Recorded By: ST RPTT:

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 006-250-004
- b) 006-260-002
- 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) X Agricultural | h) Mobile Home |
| i) Other | |

*Trust Verified 12/19/12
ST*

3. Total Value/Sales Price of Property: \$.00
 Deed in Lieu of Foreclosure Only (value of property) \$.00
 Transfer Tax Value: \$.00
 Real Property Transfer Tax Due: \$.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer of title to a Grantor Trust without consideration.

5. Partial Interest: Percentage being transferred: %

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 *Alberta Simone Zaga* Capacity - Grantor
 Signature *Simone Zaga* Capacity - Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alberta Simone Zaga
 Address: HC30 Box 346
 City: Spring Creek
 State: NV Zip: 89815

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Simone Zaga Family Trust
 Address: HC30 Box 346
 City: Spring Creek
 State: NV Zip: 89815

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Copenhaver & McConnell, P.C. Escrow #
 Address: 950 Idaho Street
 City: Elko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)