

DOC # 666848

01/15/2013

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Official Record

Requested By  
GERBER LAW OFFICES

Elko County - NV

D. Miles Sumner - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: ST RPTT:

APN: 006-510-007, 006-520-006  
007-080-0BK, 007-080-034

Mail Tax Statement to:  
JEFFREY NEIL FIDDES  
P.O. Box 281429  
Lamoille, Nevada 89828

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801



**GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, PAUL E. FIDDES, a widower, and PAUL E. FIDDES, as Trustee of the PAUL E. FIDDES AND HARRIET M. FIDDES 1992 REVOCABLE TRUST dated July 20, 1992, herein referred to as Grantor, as to an undivided one-third (1/3) interest in the following described property, does hereby grant, bargain and sell to JEFFREY NEIL FIDDES, a single man, herein referred to as Grantee, and to his successors and assigns forever, thirty percent (30%) of the undivided one-third (1/3) interest of the property and premises located in the County of Elko, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**DEED RESTRICTION**

Grantee, JEFFREY NEIL FIDDES, and Grantee's heirs, successors and assigns, are hereby restricted from selling, leasing or in any manner alienating the property described hereunder to any third party unless the owners of the remaining two-thirds (2/3) undivided interest in the property agree to a lease or joint sale of all of the property. In the event Grantee or Grantee's heirs, successors and assigns sell his or their interest in the property without the owners of the remaining two-thirds (2/3) undivided interest agreeing to a joint sale or lease, this deed shall be null and of no effect and the property shall transfer to the PAUL E. FIDDES AND HARRIET M. FIDDES 1992 REVOCABLE TRUST, dated July 20, 1992.

TO HAVE AND TO HOLD the described premises to the Grantee, and to his successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has signed this Deed this 27 day of December, 2012.

*Paul E. Fiddes*

PAUL E. FIDDES, Individually, and as Trustee of the PAUL E. FIDDES AND HARRIET M. FIDDES 1992 REVOCABLE TRUST, dated July 20, 1992

STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF ELKO    )

This instrument was acknowledged before me on December 27, 2012, by PAUL E. FIDDES, Individually, and as Trustee of the PAUL E. FIDDES AND HARRIET M. FIDDES 1992 REVOCABLE TRUST, dated July 20, 1992.

*Travis Gerber*

NOTARY PUBLIC





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**EXHIBIT "A"**

**PARCEL 1:**

**TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B. & M.**

Section 19: That portion of Lot 4 (SW1/4SW1/4) and SE1/4SW1/4 lying southerly of the Southerly right of way line of the State of Nevada Highway as now constructed.

Section 30: Lots 1, 2, 3 & 4: E1/2W1/2 (W1/2)

Section 31: Lots 1, 2, 3 & 4: E1/2W1/2

EXCEPTING from the W1/2 of Section 30 T. 33 N., R 58 E., M.D.B. & M. the following described parcel:

Commencing at the Southwest corner of said Section 30, thence East a distance of 258.8 feet to Corner No. 1, the point of beginning; thence continuing East a distance of 207.00 feet to Corner No. 2; thence North a distance of 300.00 feet to Corner No. 3; thence West a distance of 373.00 feet to Corner No. 4; thence S. 28°57' E., a distance of 342.84 feet to Corner No. 1, the point of beginning.

**PARCEL 2:**

Those portions of the NE1/4SW1/4 of Section 19, Township 33 North, Range 58 East, M.D.B. & M., described as follows:

Beginning at Monument "A" a concrete block with a copper center point, as shown on the Plat of the Town of Lamoille as filed in the office of the County Recorder of Elko County, Nevada on September 5, 1924, from which the SW corner of said Section 19 bears S. 57°22' W., a distance of 3,751.6 feet, thence S. 66°37' W., a distance of 312 feet; thence S. 69°57' W., a distance of 658 feet; thence S. 20°03' E., a distance of 294 feet to Corner No. 1, the point of beginning; thence N. 69°57' E., a distance of 311.31 feet to Corner No. 2, a point on the North-South center line of said Section line; thence south along said line a distance of 178.4 feet to Corner No. 3, the Southeast Corner of NE1/4SW1/4 of said Section 19, thence S. 89°24' W., a distance of 265.68 feet to Corner No. 4, thence N. 20°03' W., a distance of 78.2 feet to Corner No. 1, the point of beginning.

Beginning at Monument "A" a concrete block with a copper center point, as shown on the Plat of the Town of Lamoille as filed in the office of the County Recorder of Elko County, Nevada, on September 5, 1924, from which the SW corner of said Section 19 bears S. 57°22' W., a distance of 3,751.6 feet thence S. 66°37' W., a distance of 312 feet, thence S. 69°57' W., a distance of 708.0 feet, more or less, thence S. 20°03' E., a distance of 34 feet to Corner No. 1, the point of beginning; thence S. 69°57' W., a distance of 200.00 feet, more or less, to Corner No. 2, being identical with Corner No. 1, described in that deed executed by Lamoille Mercantile Co. to Tillie Jim, recorded June 8, 1922, in Book 40 of Deeds at page 126, Elko County, Nevada Records, thence S. 20°03'



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E., a distance of 249.9 feet to Corner No. 3, which is identical to Corner No. 4, of the aforementioned deed; thence N. 89°24' E., a distance of 212.2 feet to Corner No. 4, thence N. 20°03' W., a distance of 320.5 feet to Corner No. 1, the point of beginning.

The above description intends to describe all lands owned by DANIEL E. KENNEDY, et ux, lying South of the Elko-Lamoille Highway, whether the same is described here or not.

TOGETHER with all buildings and improvements thereon.

TOGETHER with all range rights and grazing rights or privileges now used or enjoyed in connection with said property including all forest rights, privileges, permits and preferences appurtenant to or used in connection with said lands including all U. S. Forest rights in the Humboldt Division, which right is now for the grazing of 93 head of cattle.

TOGETHER with all water, water rights, dams, ditches and stockwater rights appurtenant to or connected with, or used in connection with said property.

TOGETHER with all of the rights, title and interest of the grantors in and to the minerals, mineral rights, oil, gas and petroleum on or in connection with said property.

**PARCEL 3:**

**TOWNSHIP 32 NORTH, RANGE 57 EAST, M. D. B. & M.**

Section 1: Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, SE1/4 of NW1/4.

**TOWNSHIP 33 NORTH, RANGE 57 EAST, M. D. B. & M.**

Section 36: E1/2; SE1/4 of NW1/4; E1/2 of SW1/4.

TOGETHER with all buildings and improvements thereon;

TOGETHER with all water, water rights, dams, ditches, stockwatering rights appurtenant to or now or heretofore used in connection therewith;

TOGETHER with all of the right, title and interest of the Grantors in and to the mineral, mineral rights, oil, gas and petroleum on or in connection with said property.

SUBJECT TO the reservation of HUNT SANFORD and IRENE SANFORD, his wife, of a one-half (1/2) interest of oil, gas, petroleum and minerals under the Deed recorded in Book 69 of Deeds, Page 401 Elko County Recorder's Office.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights of way of record in connection with either or both of the above parcels.

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Requested By  
GERBER LAW OFFICES

Elko County - NV

D. Mike Swales - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: ST RPTT:

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a) 006-510-007
  - b) 006-520-006
  - c) 007-080-0BK
  - d) 007-080-034

- 2. Type of Property:
 

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plcx	Book: _____ Page: _____
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l	Date of Recording: _____
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home	Notes: _____
____ Other _____		

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

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section 5 \_\_\_\_\_
  - b. Explanation Reason for Exemption : A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity - son

5. Partial Interest: Percentage being transferred: 30% of the undivided one-third interest

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 parties agree that 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 [Handwritten Signature] Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Paul E. Fiddes, Trustee Paul E. Fiddes and Harriet M. Fiddes 1992 Revocable Trust, dated July 20, 1992

Address: P.O. Box 281429

City: Lamoille

State: Nevada Zip: 89828

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Jeffrey Neil Fiddes

Address: P.O. Box 281429

City: Lamoille

State: Nevada Zip: 89828

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_

Address: 491 4<sup>th</sup> Street

City: Elko State: Nevada Zip: 89801