

DOC #

674299

07/02/2013

03:17 PM

Official Record

Requested By  
GERBER LAW OFFICES

Ely County - NV

D. Mike Graham - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: ST RPTT:

APN# 006-510-057, 006-520-006  
007-080-034, 007-080-034

Recording Requested by and Return To:

Name Gerber Law Offices

Address 4914th Street

City/State/Zip Ely, NV 89801



\*674299\*

Correct Deed 6106848

(Title of Document)

To correct legal description



674299

07/02/2013  
002 of 5

DOC #

666848

01/16/2013

03:55 PM

**Official Record**

Requested By  
GERBER LAW OFFICES

Elko County - NV

D. Mike Smiles - 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**

This document is being re-recorded to correct the legal description of Document #666848

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.

///



674299

07/02/2013  
008 of 6



666848

01/15/2013  
002 of 4

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





674299

07/02/2013  
004 of 5

**EXHIBIT "A"**

**PARCEL 1:**

**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, SE1/4NW1/4.

EXCEPTING THEREFROM a one-half interest in and to the minerals, mineral rights, oil, gas and petroleum as reserved by Hunt Sanford, et ux, in deed recorded April 12, 1956 in Book 69, Page 401, Deed Records of Elko County, Nevada.

**PARCEL 2:**

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

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

EXCEPTING THEREFROM a one-half interest in and to the minerals, mineral rights, oil, gas and petroleum as reserved by Hunt Sanford, et ux, in deed recorded April 12, 1956 in Book 69, Page 401, Deed Records of Elko County, Nevada.

**PARCEL 3:**

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

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

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

EXCEPTING THEREFROM all that portion of said land as conveyed to the County of Elko, State of Nevada, a political subdivision of the State of Nevada, by deed recorded September 15, 1972 in Book 168, Page 62, Official Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naptha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property as reserved by Federal Lank Bank of Berkeley in deed recorded in December 1, 1939 in Book 49, Page 693, Deed Records of Elko County, Nevada.

**PARCEL 4:**

Parcel 2 as shown on that certain Parcel Map for Tom and Nancy Ebert filed in the office of the County Recorder of Elko County, State of Nevada, on July 1, 1997, as File No. 409329, being a portion of Section 19, Township 33 North, Range 58 East, M.D.B.&M.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naptha, other hydrocarbon substances and minerals of



574299

07/02/2013  
005 of 5

whatsoever kind and nature in, upon or beneath the property as reserved by Federal Lank Bank of Berkeley in deed recorded in December 1, 1939 in Book 49, Page 693, Deed Records of Elko County, Nevada

TOGETHER with all buildings, fences and other 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;

TOGETHER WITH: all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, head-gates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands, including but not limited to the following:

Proof 00401  
Proof 00431  
Permit 24489  
Permit 24490

TOGETHER with any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon forest lands administered by the United States Department of Agriculture, Forest Service, based upon, appurtenant to or used in connection with the real property or any portion thereof.

DOC # DV -

674299

07/02/2013

03:17 PM

Official Record

Requested By  
GERBER LAW OFFICES

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 1 Fee: \$18.00  
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)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 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 3 \_\_\_\_\_
- b. Explanation Reason for Exemption: A transfer of title recognizing true status. Deed to correct Legal Description on Doc# 666848

5. Partial Interest: Percentage being transferred: 30% of an 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 [Signature] Capacity Attorney

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

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

Print Name: Paul E. Fiddes, Trustee of 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  
Address: 491 4<sup>th</sup> Street  
City: Elko

Escrow #: \_\_\_\_\_  
State: Nevada Zip: 89801