

DOC #

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10/23/2013

10:41 AM

**Official Record**

Requested By  
GOICEOCHEA ETAL

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 6 Fee: \$19.00

Recorded By: ST RPTT:

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



**Recording Requested By  
and Return to:**

*Goicoechea, et al*  
*530 Idaho St*  
*Elko, NV 89801*

The undersigned affirms that  
this document does not contain  
a social security number.

Mail Tax Statement to:  
1000 San Bruno Avenue  
Morgan Hill, CA 95037

**GRANT, BARGAIN AND SALE DEED**

FOR CONSIDERATION RECEIVED, JAMES W. EBERT, THOMAS F. EBERT and CATHERINE A. EBERT, Successor Co-Trustees of the EBERT LIVING TRUST dated July 25, 2985, as amended and restated, which also acquired the property described herein as the EBERT FAMILY TRUST of which JAMES W. EBERT, THOMAS F. EBERT and CATHERINE A. EBERT are Successor Co-Trustees, Grantors, grant, bargain and sell to JAMES W. EBERT, a married man, as his sole and separate property, THOMAS F. EBERT, a married man as his sole and separate property and CATHERINE A. EBERT an unmarried woman, "Grantees," to their heirs, successors and assigns, forever, an undivided one-third (1/3) interest of the entirety, being all interest of the Grantors, Grantees being tenants in common, in equal shares, the ranch property located in the County of Elko, State of Nevada, described as set forth in Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:**

1. All rights-of-way and easements for any existing roads, trails, canals, ditches, dams diversions, flumes, conduits, pipe or transmission lines, or other purposes, in, under, over, through or across said premises.
2. Agricultural use property tax assessment under the so-called "Greenbelt" agricultural property tax law of Nevada.
3. All zoning, planning and other governmental rules, regulations, laws and ordinances affecting the property.



4. All reservations, encumbrances, restrictions, rights-of-way, easements and encroachments, if any affecting the property.

**TO HAVE AND TO HOLD**, the said property, together with the appurtenances to the Grantees, their successors and assigns, forever

Signed this 12 day of JULY, 201~~2~~<sup>3</sup>

**GRANTOR:**

**THE EBERT LIVING TRUST** dated July 25, 1985 as amended and restated and **THE EBERT FAMILY TRUST**

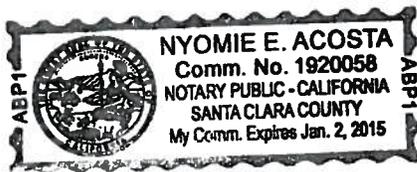
By: *James W. Ebert*  
**JAMES W. EBERT, Co-Trustee**

By: *Thomas F. Ebert*  
**THOMAS F. EBERT, Co-Trustee**

By: *Catherine A. Ebert*  
**CATHERINE A. EBERT, Co-Trustee**

STATE OF CALIFORNIA )  
                          *Santa* ) SS.  
COUNTY OF *Clara* )

This instrument was acknowledged before me on July 12, 201~~2~~<sup>3</sup> by JAMES W. EBERT, as Co-Trustee of THE EBERT LIVING TRUST dated July 25, 1985 as amended and restated and as Co-Trustee THE EBERT FAMILY TRUST.



*Nyomie E. Acosta*  
**NOTARY PUBLIC**





679813

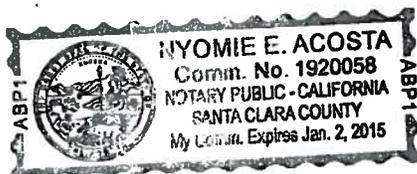
GRANTORS:

Nancy E. Ebert  
 NANCY A. EBERT  
 E. N.E.

Sarah Ebert  
 SARAH EBERT

STATE OF California )  
 ) SS.  
 COUNTY OF Santa Clara )

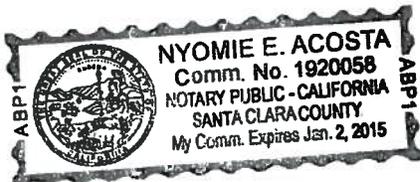
This instrument was acknowledged before me on July 12, 2012<sup>3</sup> by  
 NANCY A. EBERT.



Nyomie E. Acosta  
 NOTARY PUBLIC

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF Santa Clara )

This instrument was acknowledged before me on July 25, 2012<sup>3</sup> by  
SARAH EBERT.



Nyomie E. Acosta  
 NOTARY PUBLIC

**EXHIBIT "A"**

All that certain property situate in the County of Elko, State of Nevada, described as follows:

**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 and 4; E1/2W1/2; (W1/2)

Section 31: Lots 1,2, 3 and 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, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property as reserved by Federal Land Bank of Berkeley in deed recorded 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, Township33 North, Range 58 East, M.D.B.&M..

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property as reserved by Federal Land Bank of Berkeley in deed recorded 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 devises, 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 stock- water 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.