

Official Record

Requested By
WILSON BARROWS SALYER JONES

Elko County - NV

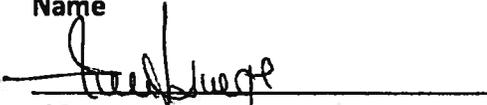
D Mike Smales - Recorder

Page: 1 of 9 Fee: \$22.00
Recorded By MS RPTT: \$0.00



685060

APN: 007-08B-008
Mailing Address of Grantee or Other Person Requesting Recording: Wilson Barrows Salyer Jones 442 Court Street Elko, Nevada 89801
Mail Tax Statements to: Name: Phillip K. Chattin Address: P.O. Box 1753 City/State/Zip: Boise, Idaho 83701

Social Security Number Affirmation Statement: <input type="checkbox"/> In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does <u>not</u> contain personal information, including full social security number of any person; -OR- <input checked="" type="checkbox"/> In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document <u>does</u> contain personal information, including full social security number of a person. Ellen Buege Name  Signature Legal Assistant Title Title of Document Recorded: Trustees' Distribution Deed



Trustees' Distribution Deed

THIS DEED, made and entered into this 3rd day of April, 2014, by and between **Phillip K. Chattin, Elizabeth A. Chattin, and Robert C. Chattin**, as Co-Trustees of the **Chattin Family Trust**, Grantors, and **Phillip K. Chattin, Elizabeth A. Chattin, and Robert C. Chattin**, in their individual capacities, Grantees,

RECITALS:

- a. **Kenneth Chattin**, as Trustor, created the **Chattin Family Trust** (Trust), a revocable, living trust, by Declaration of Trust dated December 17, 2010 (Agreement), and funded the Trust with, among other items, the real property herein described (the "Property").
- b. **Phillip K. Chattin, Elizabeth A. Chattin, and Robert C. Chattin** are the only children of **Kenneth Chattin** and are the Co-Trustees of the **Chattin Family Trust**.
- c. **Kenneth Chattin** (Deceased Trustor) died on February 3, 2014, and was predeceased by his spouse. See certified death certificate attached hereto.
- d. At the time of Deceased Trustor's death, the Trust was still in existence and funded.
- e. Upon the death of Deceased Trustor, the Agreement required the Property to be distributed to **Phillip K. Chattin, Elizabeth A. Chattin, and Robert C. Chattin**.
- f. The Agreement provided that upon the death of Deceased Trustor, the Trust terminates and the Co-Trustees shall wind up the affairs of the Trust, pay all expenses of the Trust, and distribute the entire remaining Trust Estate.

**WITNESSETH:**

That the Grantors do hereby grant, bargain, sell and convey all present and future right, title and interest in the Property unto

Phillip K. Chattin, Elizabeth A. Chattin, and Robert C. Chattin in their individual capacities,

and to their heirs and assigns in and to all that certain real property situate in the County of Elko, State of Nevada, more particularly described as follows:

(See Exhibit A attached hereto and made a part hereof by this reference)

TOGETHER WITH all buildings and improvements situate thereon.

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.

APN: 007-08B-008

This metes and bounds legal description has been previously recorded on the 23rd day of December, 2010, Official Records of the Office of the Elko County Recorder, as File No. 635376.

[Signatures and Notarization on the following three (3) pages]



EXHIBIT A

PARCEL 1:

A parcel of land located in the S½ NW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., more particularly described as follows:

Commencing at corner No. 1, which is the west quarter corner of Section 19,

THENCE N. 89°54'41" E., a distance of 731.21 feet to Corner No. 2;

THENCE N. 0°23' E., a distance of 368.58 feet to Corner No. 3;

THENCE S. 89°54'41" W., a distance of 731.21 feet to Corner No. 4;

THENCE S. 0°23' W., a distance of 368.58 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM that certain parcel of land more particularly described as follows:

A parcel of land located in the SW¼ NW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., Elko County, Nevada, more particularly described as follows:

Commencing at the West quarter corner of said Section 19,

THENCE N. 89°54'41" E., 711.21 feet to Corner No. 1, the true point of beginning,

THENCE continuing N. 89°54'41" E., 20.00 feet to Corner No. 2,

THENCE N. 0°23'00" E., 20.00 feet to Corner No. 3,

THENCE S. 45°08'50" W., 28.40 feet to Corner No. 1, the point of beginning.

PARCEL 2:

A parcel of land located in the NW¼ SW¼ of Section 19, Township 33 North, Range 58 East, M.D.B. & M., Elko County, Nevada, more particularly described as follows:

Beginning at Corner No. 1, which is the West quarter corner of said



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Section 19,

THENCE N. $89^{\circ}54'41''$ E., 711.21 feet to Corner No. 2,

THENCE S. $0^{\circ}12'15''$ W., 306.24 feet to Corner No. 3,

THENCE S: $89^{\circ}54'41''$ W., 711.68 feet to Corner No. 4, a point on the West line of said Section, 19,

THENCE N. $0^{\circ}17'30''$ East, 306.24 feet along the West line of said Section 29 to Corner No. 1, the point of beginning.

TOGETHER with any and all improvements situate thereon.

SUBJECT to all easements, restrictions and exceptions of record.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof specifically including any and all water rights appurtenant to said lands.

STATE OF NEVADA

CERTIFICATION OF VITAL RECORDS

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DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH VITAL STATISTICS
CERTIFICATE OF DEATH

2014002860
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

IF DEATH OCCURRED IN INSTITUTION USE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF DEATH

CONSIDER IF ANY OTHER CAUSE WISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST

Main form containing fields for decedent information (Kenneth B CHATTIN), date of death (February 03, 2014), hospital (Northeastern Nevada Regional Hospital), residence (Elko, Nevada), parents (Robert Cook CHATTIN, Eva CARNES), certifier (Maurice Louise Durkin M.D.), registrar (Maurice Louise Durkin M.D.), and cause of death (Left Lower Lobe Pneumonia).

STATE REGISTRAR

519972

CERTIFIED COPY OF VITAL RECORDS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED: 02/27/2014

Signature of Registrar: Maurice Louise Durkin

This copy is not valid unless prepared on engraved border displaying this seal and signature of Registrar.



State of Nevada
Declaration of Value

Official Record

Requested By
WILSON BARROWS SALYER JONES
Elko County - NV

FOR RECC
Document/Ins: D Mike Smales - Recorder
Book: _____ Page: 1 of 1 Fee: \$22.00
Recorded By MS RPTT: \$0.00
Date of Recording: _____
Notes: Verified & filed DMS

- 1. Assessor Parcel Number(s)
a) 007-08B-008
b) _____
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) Agricultural h) Mobile Home
i) Other _____

3. Total Value/Sales Price of Property: \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00
Real Property Transfer Tax Due: \$ 0.00

- 4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100.00 %

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: [Signature] Capacity: Attorney
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Phillp K. Chattin et al.
Address: P.O. Box 1753
City: Boise
State: Idaho Zip: 83701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Phillp K. Chattin et al.
Address: P.O. Box 1753
City: Boise
State: Idaho Zip: 83701

COMPANY REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wilson Barrows Salyer Jones Escrow # _____
Address: 442 Court Street
City: Elko State: NV Zip: 89801