

DOC # 690677

09/26/2014 03:52 PM

Official Record

Requested By
COPENHAVER & MCCONNELL

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 9 Fee: \$22.00

Recorded By: ST RPTT:

APN'S: 091-009-006
001-492-001
027-031-002
032-002-018
032-005-020
037-019-006
007-080-100
039-007-006
039-004-005



Send tax statements to:

Boehler Family Trust
920 Southside Drive
Elko, NV 89801

When recorded return to:

Copenhaver & McConnell, P.C.
950 Idaho Street
Elko, NV 89801

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **BONNY BOEHLER** and **MAHLON BOEHLER**, as Grantors, do hereby convey and quitclaim forever to **BONNY BOEHLER** and **MAHLON BOEHLER** as Trustees of the **BOEHLER FAMILY TRUST** dated **September 26, 2014**, as Grantees, 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 as follows:

SEE EXHIBIT 'A'

AS TO ALL PARCELS:

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.



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

SIGNED this 26th day of September, 2014.

GRANTORS:

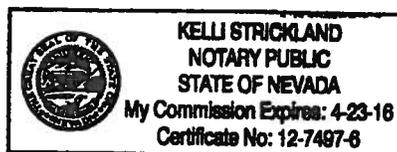

MAHLON BOEHLER


BONNY BOEHLER

State of Nevada
County of Elko

This instrument was acknowledged before me on the 26th day of September, 2014, by MAHLON BOEHLER and BONNY BOEHLER.


NOTARY PUBLIC





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EXHIBIT 'A'

APN: 091-009-006

Lot 6, Block I, SUNDANCE ESTATES UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Elko County, State of Nevada, on December 18, 1985, as File Number 211338.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by Strathearn Cattle Co., in Deed recorded November 19, 1957, in Book 73, Page 38, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances reserved by A.B. McKinley & Sons, Inc., in Deed recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

APN: 001-492-001

Lot 1 in Block B, of Southside Village Subdivision Unit No. 1 as shown on the map thereof recorded February 19, 1971 as File No. 58452, filed in the Office of the County Recorder, Elko County, Nevada.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



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APN: 027-031-002

Lot 2, Block 31, of LUCKY NUGGET RANCHES INC. UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Elko County on July 6, 1962, as File No. 9004.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover and remove the same as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded June 15, 1959, in Book 76, Page 355, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM, one-half of all oil, gas or mineral rights as reserved by HENRY CORTA, et ux, et al, in deed recorded August 10, 1962, in Book 27, Pages 622 and 626, Official Records, Elko County, Nevada.

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.

APN: 032-002-018

Lot 18, Block B, LAST CHANCE RANCH SUBDIVISION, UNIT #3 according to the map thereof, filed in the Office of the County Recorder of Elko County, Nevada on December 16, 1960 as File No. 2902.



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TOGETHER WITH any buildings or improvements located thereon.

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

EXCEPTING THEREFROM all minerals, oil and petroleum lying in and under said land, as reserved by the United States of America, in Patent recorded August 21, 1957, in Book 9, Page 163, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM 50% of all petroleum, oil, natural gas, hydrocarbons and other mineral rights of every nature and description lying below a depth of 500 feet, as reserved by Last Chance Ranch, Inc., in deed recorded May 4, 1965, in Book 55, Page 88, Official Records, Elko County, Nevada.

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.

APN: 032-005-020

Lot 20, Block E, LAST CHANCE RANCH SUBDIVISION, UNIT #3 according to the map thereof, filed in the Office of the County Recorder of Elko County, Nevada on December 16, 1960 as File No. 2902.

TOGETHER WITH any buildings or improvements located thereon.

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



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EXCEPTING THEREFROM all minerals, oil and petroleum lying in and under said land, as reserved by the United States of America, in Patent recorded August 21, 1957, in Book 9, Page 163, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM 50% of all petroleum, oil, natural gas, hydrocarbons and other mineral rights of every nature and description lying below a depth of 500 feet, as reserved by Last Chance Ranch, Inc., in deed recorded May 4, 1965, in Book 55, Page 88, Official Records, Elko County, Nevada.

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.

APN: 037-019-006

Lot 6, Block 19, MEADOW VALLEY RANCHOS UNIT NO 5, as shown on the map filed in the Office of the County Recorder of Elko County, Nevada on February 7, 1963, as File No. 11615.

EXCEPTING THEREFROM all minerals of every kind and nature whatsoever as reserved in various instruments of record.

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.



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APN: 007-080-100

Parcel 1, on that certain Parcel Map for JOHN A. FERICKS, filed in the office of the County Recorder's Office, Elko County, Nevada, on March 22, 2000 as File Number 456503.

EXCEPTING THEREFROM one-half of all oil, gas and minerals of every kind and nature as reserved by CHARLES ELDON WESTLUND and SHIRLEY A. WESTLUND in deed recorded April 10, 2000, in Book 0, Page 8559, as Document No. 457092, of Official Records, Elko County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

RESERVING TO Grantor all water and water rights appurtenant to the herein described property.

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

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

**APNs: 039-007-006
039-004-005**

PARCEL 1 :

A parcel of land located in Section 13, Township 34 North, Range 55 East, M.D.B.&M., and being a portion of Block "D", as shown on the map of Hi-Rita Industrial Park Unit No. 1, recorded in the office of the Elko County Recorder, Elko, Nevada, at File Number 215089, more particularly described as follows:

Commencing at the northwest corner of said Section 13, thence South 0°44'04" West, 1172.19 feet along the west line of said Section 13, to a point;



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Thence North 89°46'32" East, 328.72 feet to a point;

Thence North 41°19'17" East, 661.95 feet to Corner No. 1, the true point of beginning;

Thence continuing North 41°19'17" East, 132.51 feet to Corner No. 2;

Thence North 48°40'43" West, 170.00 feet to Corner No. 3, a point on the southeasterly line of Last Chance Road as shown on said Hi-Rita Industrial Park Unit No. 1;

Thence South 41°19'17" West, 132.51 feet along the said southeasterly line of Last Chance Road to Corner No. 4;

Thence South 48°40'43" East, 170.00 feet to Corner No. 1, the point of beginning.

PARCEL 2:

A parcel of land located within the NW¹/₄ of Section 13, Township 34 North, Range 55 East, M.D.B.&M., and being more particularly described as follows:

Commencing at the NW corner of Section 13, Township 34 North, Range 55 East, M.D.B.&M.;

Thence South 14°59'56" East, for a distance of 1212.10 feet to a point on the southeasterly boundary line of Hi-Rita Industrial Park, Unit Number 1;

Thence North 41°19'17" East, along said southeasterly boundary line of Hi-Rita Industrial Park, Unit Number 1 for a distance of 661.95 feet to the most southerly corner of Lot 4, Block "D" of Hi-Rita Industrial Park, Unit Number 1, the true point of beginning of this description, Corner No. 1

Thence South 48°40'43" East, for a distance of 170.00 feet to a point on the northwesterly right-of-way line of Wildwood Way as shown on a parcel map filed in the Elko County Recorders Office in the name of



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Hi-Rita Development, corner No. 2;

Thence North $41^{\circ}19'17''$ East, along said northwesterly right-of-way line of Wildwood Way for a distance of 33.75 feet to Corner No. 3;

Thence continuing along said northwesterly right-of-way line of Wildwood Way through a curve to the right, having a central angle of $25^{\circ}25'49''$, a radius of 230.00 feet for an arclength distance of 102.08 feet to Corner Number 4;

Thence North $48^{\circ}40'43''$ West, for a distance of 192.28 feet to a point on the southeasterly boundary of Hi-Rita Industrial Park, Unit Number 1, to Corner No. 5;

Thence South $41^{\circ}19'17''$ West, along said southeasterly boundary line of Hi-Rita Industrial Park, Unit Number 1, 132.51 feet to Corner Number 1, the true point of beginning.

EXCEPTING FROM Parcels 1 and 2 all coal, oil, oil shale, natural gas and other hydrocarbon substances lying in or under said land as reserved by Southern Pacific Land Company, in deed recorded February 18, 1944, in Book 52, Page 475, Deed Records, Elko County, Nevada.

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Official Record

Requested By
COPENHAVER & MCCONNELL

Elko County - NV

D. Mike Smiles - Recorder

FOR RECORD

Document/Inst

Book: _____

Date of Record

Notes: _____

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Recorded By: ST RPTT:

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 091-009-006
- b) 001-492-001
- c) 027-031-002
- d) 032-002-018
- e) 032-005-020
- f) 037-019-006
- g) 007-080-100
- h) 039-007-006
- i) 039-004-005

Doc filed 9/26/14

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value: \$ 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: A transfer to a 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 _____ Capacity - Grantor
 Signature _____ Capacity - Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Mahlon & Bonny Boehler
 Address: 920 Southside Drive
 City: Elko
 State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Boehler Family Trust
 Address: 920 Southside Drive
 City: Elko
 State: NV Zip: 89801



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)