

DOC # 707793

01/26/2016

12:54 AM

**Official Record**

Requested By  
THORNDAL, ARMSTRONG

Elko County - NV

D. Mike Strader - Recorder

Page 1 of 5 Fee: \$18.00

Recorded By: ST RPTT:

APN# 007-550-048

Recording Requested by and Return To:



\*707793\*

Name Thierry V. Barkley, Esq.

Address 6590 S. McCarran Blvd., Ste. B

City/State/Zip Reno, NV 89509

GRANT, BARGAIN, SALE DEED

(Title of Document)

This cover page must be type or printed.

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**APN: 007-550-048**

**When recorded return to:**

**Thierry V. Barkley, Esq.  
Thorndal Armstrong Delk  
Balkenbush & Eisinger  
6590 S. McCarran Blvd., Suite B  
Reno, NV 89509**

**Mail tax statements to:**

**2015 Thomas J. Allen Revocable Trust  
HC64 Box 90  
Deeth, Nevada 89823**

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That, Thomas J. Allen as the sole surviving Trustee of the Thomas J. Allen and Carol C. Allen Living Trust, 2011 in consideration of \$10 the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey to the 2015 Thomas J. Allen Revocable Trust all rights and all real property situated in the County of Elko in the State of Nevada described as follows:

A parcel of land 40 acres in size located in the NE1/4SE1/4Section 4, T. 36 N., R. 60 E., MDB&M more particularly depicted and described as: Parcel No. 2 of Parcel Map File No. 421415, dated February 25, 1998 in the Elko County Recorders Office. APN 007-550-048.

In addition thereto: an adjacent triangular piece of land lying immediately adjacent and north of State Route 230 and immediately adjacent and east of Parcel No. 2, described above, consisting of approximately 3 acres. Said acreage being the northern residual piece of APN 007-550-042. Said triangular land is to be surveyed and adjusted into said Parcel 2 from APN 007-550-042 owned by THERESA L. CURRIVAN Trustee, Theresa L. Currivan Living Trust, a married woman, as her sole and separate property. As agreed at sale said Boundary Line Adjustment (BLA) to commence as soon as practical and at the expense of the Seller. Said BLA map to include juriat stating "the adjustment is not being added to or being filed for non-agricultural purposes".

Include "B-1" located in BK 1049, Page 26 in the Elko County Recorder's Office as the basis for easement routes conveyed with this sale and includes additional easement routes by any means of travel to the National Forest lands entering from State Route 230 along Currivan Lane in Section 3 then additionally through Sections 2, 3, 10, 11, 12, 14, 15, 22 and 23, T36N, R60E, MDB&M and is attached hereto and to be appurtenant to the above consolidated parcel APN 007-550-048. If any of these routes are changed or deleted the intention is to grant alternate access to the National Forest and for sightseeing along these roads and trails, not to delete or diminish these rights.



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Together with all improvements, water rights, and 40 acres usable in conjunction with Co-op ditch rights from Humboldt River Decree claim #00507, stock watering rights appurtenant thereto used or enjoyed in connection therewith.

Together with the tenements, hereditaments and appurtenances there unto belonging, or in anywise appertaining thereto.

WITNESS MY HAND this 11 day of November 2015.

  
THOMAS J. ALLEN, TRUSTEE



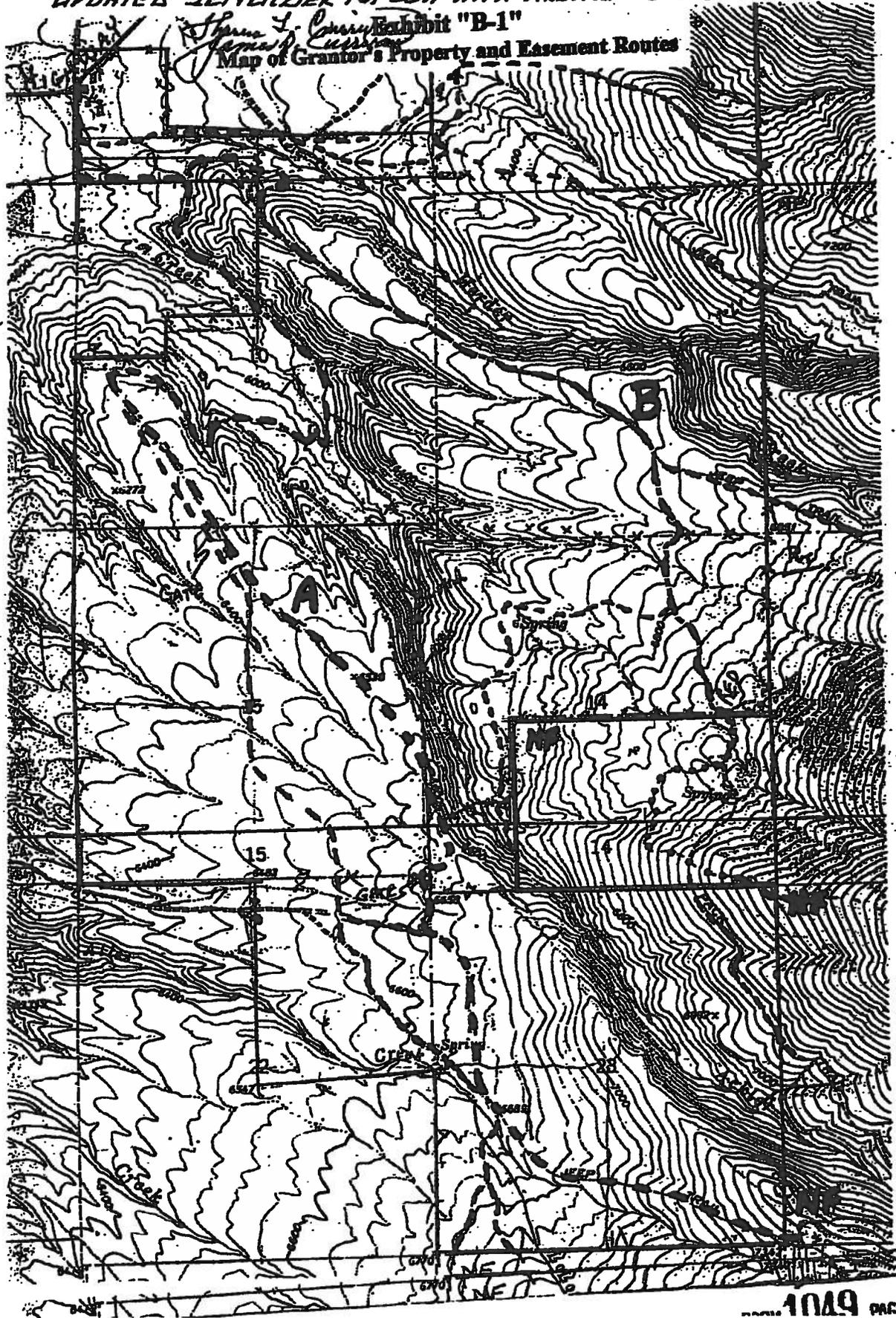
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UPDATED SEPTEMBER 16, 2011 WITH ADDITIONAL ROADS & TRAILS.

*James L. Conroy*  
Exhibit "B-1"

Map of Grantor's Property and Easement Routes





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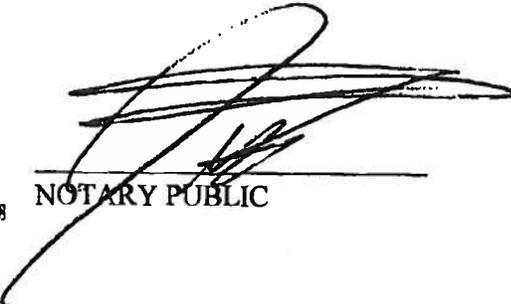
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STATE OF NEVADA        )  
                                  )  
                                  )        ss.  
COUNTY OF ELKO        )

On this 13 day of November, 2015, before me, a Notary Public in and for said state, personally appeared Thomas John Allen, personally known to me or proved to me to be the person mentioned in the above instrument, and acknowledged to me that he executed the same for the purposes stated therein.



Notary Public - State of Nevada  
County of Elko  
JULIE ESPINOZA  
No. 14-12517-8 My Commission Expires January 1, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC

DOC # DV -

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Requested By  
THORNDAL, ARMSTRONG

Elko County - NV

D. Mike Smiles - 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) 007-550-048
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Doc # 701750</u>	

3. Total Value/Sales Price of Property

\$ 10.00

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 7
- b. Explain Reason for Exemption: Transfer between trusts  
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 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 Thomas J. Allen Capacity Grantor/Trustee

Signature Thomas J. Allen Capacity Grantee/Trustee

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

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

Print Name: Thomas J. Allen, Trustee et al

Address: HC64 Box 90

City: Deeth

State: Nevada Zip: 89823

Print Name: Thomas J. Allen, Trustee et al

Address: HC64 Box 90

City: Deeth

State: Nevada Zip: 89823

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

Print Name: Thierry V. Barkley, Esq. Escrow #: \_\_\_\_\_

Address: 6590 S. McCarran Blvd., Ste. B

City: Reno State: Nevada Zip: 89509