

GRANT BARGAIN AND SALE DEED

170580

THIS INDENTURE made as of the 4th day of Sept, 1998 by and between THE BOARD OF COUNTY COMMISSIONERS, acting as the Town Board for the unincorporated town of Eureka, Nevada, party of the first part, a government entity and JOHN BROWN and CHRISTINE SMITH, Husband and Wife, party of the second part;

WITNESSETH:

That First Party, the Grantor, for and in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the Grantees, said Second Party all that certain lot, piece or parcel of land situate, lying and being in the Town of Eureka, County of Eureka, State of Nevada, and more particularly described as follows:

All that certain real property situate within a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 19 North, Range 53 East, M.D.B.&M., also being a portion of Robins Street as shown on that certain Parcel Map filed for record on March 23, 1987, File No. 107802, Eureka Townsite, Eureka County, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Parcel 2 as shown on said parcel Map File No. 107802, said point being N.29°32'07"E., 1660.07 feet from USGS Station "Tank";

THENCE along the south line of said Parcel 2, S.78°15'00"E., 46.32 feet;

THENCE leaving said south line of Parcel 2, S.72°03'20"W., 46.33 feet;

THENCE N.14°45'00"W., 5.01 feet to the **POINT OF BEGINNING**.

CONTAINING 125 square feet, more or less, shown as Parcel E on that certain Record of Survey Map filed in the Eureka County Recorder's Office on August 10, 1998, File No. 170341, Eureka Townsite, Eureka County, State of Nevada.

AND all that certain real property situate within a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 19 North, Range 53 East, M.D.B.&M., also being a portion of Parcel 3 as shown on that certain Parcel Map filed for record on March 23, 1987, File No. 107802, Eureka Townsite, Eureka County, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of said Parcel 3, said point being N.31°33'36"E., 1844.70 feet from USGS Station "Tank";

THENCE S89°45'29"E., 1.41 feet;

THENCE S.17°53'56"E., 80.53 feet;

THENCE S72°03'20"W., 5.79 feet to a point on the east line of said Parcel 3;

THENCE along the east line of said Parcel 3, N.14°45'00"W., 81.09 feet to the **POINT OF BEGINNING**.

CONTAINING 287 square feet, more or less, shown as Parcel G on that certain Record of Survey Map filed in the Eureka County Recorder's Office on August 10, 1998, File No. 170341, Eureka Townsite, Eureka County, State of Nevada.

BASIS OF BEARINGS for this description is the South Line of the Southeast $\frac{1}{4}$ of Section 14, Township 19 North, Range 53 East, M.D.B.&M., the bearing of said line being S.89°54'E.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto said Second Party, forever.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

THE BOARD OF COUNTY COMMISSIONERS
Acting as the Town board for the unincorporated
Town of Eureka, Nevada

DECLARATION OF VALUE
Eureka COUNTY, NEVADA

Recording Date 9-4-98 Book 321 Page 054 Instrument # 170580

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances -- _____

Taxable Value (NRS 375.010, Section 4) \$ _____

Real Property Transfer Tax Due \$ _____

If exempt, state reason. NRS 375.090, Section 2. Explain: Transfer from County

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Michael Melendez
Signature of Declarant

Eureka County
Name (Please Print)

P.O. Box 556
Address

Eureka, NV 89316
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on / /