

124977

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 5<sup>th</sup> day of October, 1989, by and between DOWELL P. WARD, JR., also known as D. P. WARD, JR., and FAY M. WARD, husband and wife, parties of the first part, and IVAN D. BROADWAY and DEBORAH BROADWAY, husband and wife, as joint tenants with right of survivorship, whose address is P. O. Box 55, Crescent Valley, Nevada 89821, parties of the second part;

W I T N E S S E T H:

That the said first parties, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration to them in hand paid by the said second parties, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said second parties, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and to the survivor of them, and to the heirs and assigns of the survivor, forever, all that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

Lot 10, Block 5 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081. APN 02-022-06.

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,

PUCCINELLI & PUCCINELLI  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
217 FIRST INTERSTATE BANK BUILDING  
P. O. BOX 530  
ELKO, NEVADA 89801  
(702) 738-7293

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as reserved by SOUTHERN PACIFIC LAND COMPANY  
in Deed recorded September 24, 1951, in Book  
24 of Deeds at Page 168, Eureka County,  
Nevada.

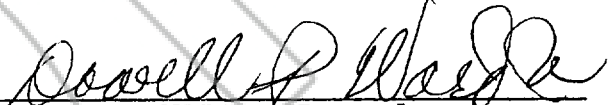
SUBJECT TO any and all exceptions, reserva-  
tions, restrictions, restrictive covenants,  
assessments, easements, rights, and rights of  
way of record.

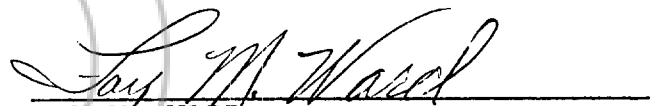
TOGETHER WITH all buildings and improvements  
situate thereon.

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

TO HAVE AND TO HOLD the said premises, together with  
the appurtenances unto the said parties of the second part, as  
joint tenants with right of survivorship, and not as tenants in  
common, and to their assigns, and to the survivor of them, and  
the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said first parties have here-  
unto set their hands the day and year first above written.

  
DOWELL P. WARD, JR., also known  
as D. P. WARD, JR.

  
FAY M. WARD

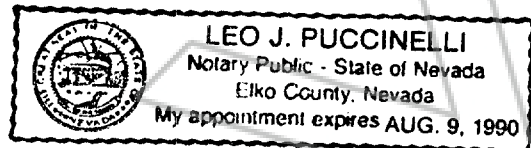
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STATE OF NEVADA, )  
 ) ss.  
COUNTY OF ELKO. )

On October 5, 1989, personally appeared before me,  
a Notary Public, DOWELL P. WARD, JR. and FAY M. WARD, who  
acknowledged to me that they executed the foregoing instrument.

*Leo J. Puccinelli*  
NOTARY PUBLIC



BOOK 335 PAGE 586  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Ivan D. Broadway, et ux*  
00 JUL 31 AM 9:22

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 9.00

174977

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State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)  
a) #002-022-06  
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 Single Fam. Res, Mobile Home

3. Total Value/Sales Price of Property: \_\_\_\_\_  
Deduct Assumed Liens and/or Encumbrances: \_\_\_\_\_

(Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_ )

Transfer Tax Value per NRS 375.010, Section 2: \_\_\_\_\_

Real Property Transfer Tax Due: \$1.30 per thousand

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_  
\_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_  
Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: Ivan D Broadway  
Print Name: Deborah Broadway  
Address: 20497 Ontario Ave  
City: Burney  
State: CA Zip: 96013  
Telephone: (530) 335 3402  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>174977</u>
Book:	<u>335</u> Page: <u>586</u>
Date of Recording:	<u>7/31/00</u>
Notes:	_____

S 40,000.00  
( 40,000.00 )

S \_\_\_\_\_  
S 52.