

176856

Recording Requested by and  
When Recorded Month:  
Mail Tax Statement to:

Anna M. Teichert  
26206 NE 194<sup>th</sup> Ave  
Battle Ground WA 98594

---

**GRANT DEED**

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0 computed on full value less liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We, **David A. Wixom and Margaret V. Wixom, husband and wife**, GRANT to **David A. Wixom, a married man, as his sole and separate property**, all that real property in the County of Eureka State of Nevada, described as follows: The Southeast 1/4 of Section 29, Township 30 North, Range 50 East, Mount Diablo Base and Meridian. EXCEPTING 90 percent of all coal, oil, gas and other minerals including the right of entry as reserved in that certain deed from Strathearn Cattle Company, a corporation, et. al. Mae Nichols, dated April 30, 1959.

SUBJECT TO: Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, affecting the use and occupancy of said property as the same may now appear of record, particularly in Book 25, Page 240, Deed records of Eureka County.

APN: 005-340-10

Dated: August 15, 2011

David A. Wixom  
David A. Wixom, Trustee

Margaret V. Wixom  
Margaret V. Wixom, Trustee

by

by

Anna M. Teichert  
Anna M. Teichert  
Attorney in Fact

Anna M. Teichert  
Anna M. Teichert  
Attorney in Fact

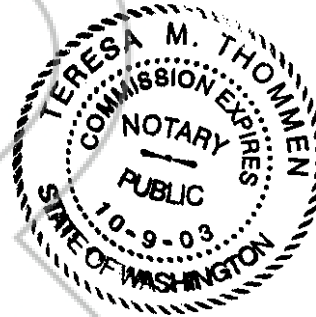
**ACKNOWLEDGMENT**

State of Washington )  
County of Clark )

On August 12 2001, before me, Teresa M. Thommen, Notary Public, personally appeared Anna M. Teichert, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signatures on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Teresa M. Thommen  
Signature



BOOK 343 PAGE 4  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST  
Anna M. Teichert  
01 AUG 29 AM 11:51

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDED  
FILE NO. FEES

**176856**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 005-340-10  
b) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

2. Type of Property

- a) ☒ Vacant Land      b) ☐ Single Fam. Res.  
c) ☐ Condo/Townhouse      d) ☐ 2-4 Plex  
e) ☐ Apt Bldg      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

Document/Instrument #: 176856

Book: 343 Page: 45

Date of Recording: 8-29-01

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property:

Deduct Assumed Liens and/or Encumbrances:  
(Provide recording information: Doc/Instrument  
Transfer Tax Value per NRS 375.010, Section 2:

\$ \_\_\_\_\_  
( \$ \_\_\_\_\_ )  
( # \_\_\_\_\_ Bk \_\_\_\_\_ Pg \_\_\_\_\_ )  
\$ 0

Real Property Transfer Tax Due:

\$ 0

4. If Exemption Claimed:

Transfer Tax Exemption, per NRS 375.090, Section: 6  
Explain Reason for Exemption: Transfer of title to spouse

5. Partial Interest Percentage Being Transferred: N/A %

The undersigned Seller and/or 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 375.0, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: \_\_\_\_\_

Buyer Signature: Anna M. Teichert

Print Name: \_\_\_\_\_

Print Name: Anna M Teichert POA

Address: \_\_\_\_\_

Address: 26206 NE 194th Avenue

City: \_\_\_\_\_

City: Battle Ground

State: \_\_\_\_\_ Zip: \_\_\_\_\_

State: WA Zip: 98604

Telephone: ( ) \_\_\_\_\_

Telephone: ( 360 ) 687-6822

Capacity: \_\_\_\_\_

Capacity: Attorney in Fact for Margā-

COMPANY REQUESTING RECORDING Net V Wixom

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

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