

File No: 151--2019222 (S)
A.P.N.: 005-080-11, 0050-05
When Recorded, Mail Statements To:
James Sherman
20280 E. Arrow Hwy "A"
Covina, CA 91724

178407

R.P.T.T.: \$27.30

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gerald W. Robertson and Gloria J. Robertson, husband and wife

do(es) hereby GRANT, BARGAIN, and SELL to

James Sherman anderesa Sherman, husband and wife and Charles Ryan and Wanda Ryan, husband and wife, all as joint tenants, with right of survivorship

the real property situated in the County of **Eureka**, State of **Nevada**, described as follows:

PARCEL I:

LOT 2 OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B. & M., AS PER GOVERNMENT SURVEY, EUREKA COUNTY, NEVADA.

PARCEL II:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M., AS PER GOVERNMENT SURVEY, EUREKA 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.

BOOK 348 PAGE 404

Date: July 17, 2007

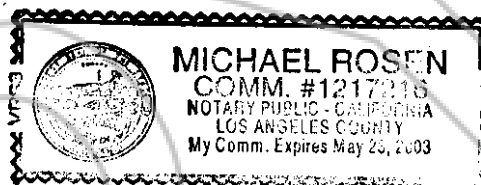
Gerald W. Robertson
Gerald W. Robertson

Gloria J. Robertson
Gloria J. Robertson

STATE OF Cal. For.
COUNTY OF Los Angeles ss.

This instrument was acknowledged before me on
July 16, 2007 by
Gerald W. Robertson and Gloria J. Robertson.

[Signature]
Not Public
(My commission expire 5/27/03)



BOOK 348 PAGE 404
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
02 JUL 31 PM 3:00

EUREKA COUNTY NEVADA
N.N. REBALEATI, RECORDER
FILE NO. FEES 15.00

178407

BOOK 348 PAGE 405

STATE OF NEVADA
DECLARATION OF VAIE

Sign + return

1. Assessor Parcel Number:

- a) 005-080-11
b) 005-060-05
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land ☐ Single Fam. Res
c) ☐ Condo/Twnhse ☐ 2-4 Plex
e) ☐ Apt. Bldg. ☐ Comm'l/Ind'l
g) ☐ Agricultural ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 178407
Book 348 Page: 404
Date of Recording: 7-31-02
Notes: _____

3. Total Value/Sales Price of property:

\$20,900.00

Deed in Lieu of Foreclosure (value of property)

(\$ _____)

Transfer Tax Value:

\$20,900.00

Real Property Transfer Tax Due

\$27.30

4. If Exemption Claimed:

- a. Transfer Tax Exempt, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percent being transferred: 100 %

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: Gerald W. Robertson

Capacity: Seller

Signature: Sharon Robertson

Capacity: SELLER

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: G W ROBERTSON

Address: 745 E TERRING AVE

City: WEST CONA, CA

State: CA Zip: 91790

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: First American Company of Nevada

File Number: 151-2019222 CAS/CAS

Address: 331 Seventh Street

City: Elko

State: NV Zip: 89801

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

STATE OF NEVADA
DECLARATION OF VAIE

Sign + return

1. Assessor Parcel Number:
- a) 005-080-11
 - b) 105-060-05
 - c) _____
 - d) _____

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 178407

Book 348 Page: 404

Date of Recording: 7-31-02

Notes: _____

3. Total Value/Sales Price of property: \$20,900.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$20,900.00
- Real Property Transfer Tax Due \$27.30

4. If Exemption Claimed:
- a. Transfer Tax Exempt per 375.090, Section: _____
 - b. Explain reason for exption: _____

5. Partial Interest: Percent 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 inst 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: <u>James Sherman</u>	Capacity: <u>Buyer</u>
Signature: <u>Charles K. - Shanda Lynn</u>	Capacity: <u>Buyer</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: _____	Print Name: <u>James Sherman</u>
Address: _____	Address: <u>20280 E. Arrow Hwy "A"</u>
City: _____	City: <u>Carina</u>
State: _____ Zip: _____	State: <u>CA</u> Zip: <u>91724</u>

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

Print Name: <u>First American Title Company of Nevada</u>	File Number: <u>151--2019222 CAS/CAS</u>
Address: <u>331 Seventh Street</u>	
City: <u>Elko</u>	State: <u>NV</u> Zip: <u>89801</u>

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