

**Special Warranty Deed**

APN: 005-260-28

RECORDED REQUESTED BY AND MAIL FUTURE TAX STATEMENTS TO:

James and Brenda Groff  
21009 Cedar Lake Road  
Golden, CO 80401

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Thaddeus Faeth*  
2003 DEC 19 PM 2:48

EUREKA COUNTY, NEVADA  
M.N. REBALEATH, RECORDER  
FILE NO. FEES 14.00

**184681**

SPACE FOR RECORDER'S USE

**Grantor:** Thaddeus G. Faeth

**Of:** 4515 South Durango Drive #2113, Las Vegas, NV 89147

**Hereby**

**CONVEYS**

**to:**

**Grantee:** James and Brenda Groff

**Of:** 21009 Cedar Lake Road, Golden, CO 80401


**FOR THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**  
the following described tract of land within Eureka County, State of Nevada, to wit:

**TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B. & M.**  
**SECTION 17: SE4NW4**

Together with all appurtenances there unto belonging. This deed is hereby made expressly subject to all existing recorded restrictions, exceptions, encumbrances, reservations, easements, rights-of-way, conditions, claims, stipulations set forth in the Contract for Deed, obligations, liabilities, and restrictions, including statutes and other laws of municipal, county or other governmental authorities applicable to and enforceable against the premises described herein.

Grantor will only warrant the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

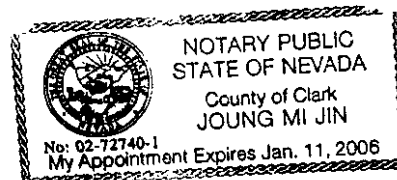
WITNESS THE HAND OF SAID GRANTOR THIS 17<sup>th</sup> OF Dec 2003.

  
Thaddeus G. Faeth

STATE OF            NEVADA            }  
COUNTY OF       CLARK            }

On the 17<sup>th</sup> of Dec 2003, personally appeared Thaddeus G. Faeth, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



**184681**

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 005-260-28

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 RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 184681

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Date of Recording: 12/19/03

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 5601.00

( \_\_\_\_\_ )

\$ 5601.00

\$ 23.40

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage 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 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 \_\_\_\_\_

Capacity Seller

Signature \_\_\_\_\_

Capacity Buyer

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Inaddeus Faeth

Address: 4515 S Durango Dr #2113

City: Las Vegas

State: NV Zip: 89147

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: James and Brenda Groff

Address: 71009 Cedar Lake Rd

City: Golden

State: CO Zip: 80401

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

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

Escrow # \_\_\_\_\_

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

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

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

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)