

BOOK 436 PAGE 98-99  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Shada Evans*  
2006 MAY 11 PM 3:44  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 15.00

204737

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Warranty Deed

Date of this Document: August 12, 2005

Reference Number of Related Documents: \_\_\_\_\_

Grantor(s):

Name Roxine N. Listerud  
Street Address P.O. Box 5125  
City/State/Zip Elko, Nevada 89803

Grantee(s):

Name Leonard K. or Linda Evans  
Street Address PO Box 211071  
City/State/Zip Crescent Valley, Nevada 89821

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): LOT 6, BLOCK 24, CRESCENT VALLEY RANCHES AND FARMS, UNIT #1, CRESCENT VALLEY, NEVADA

Assessor's Property Tax Parcel/Account Number(s): 2-043-08

For good consideration, Roxine N. Listerud  
of P.O. Box 5125 Elko, Nevada, County of EUREKA ELKO CO,  
State of NEVADA, hereby bargain, deed and convey to \_\_\_\_\_  
of \_\_\_\_\_  
County of EUREKA, State of NEVADA, the following described land in \_\_\_\_\_  
County, free and clear with WARRANTY COVENANTS; to wit: LOT 6, BLOCK 24  
CRESCENT VALLEY RANCHES AND FARMS, UNIT #1, AS SHOWN  
ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF EUREKA COUNTY, NEVADA ON APRIL 6, 1959

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_.

WITNESS the hands and seal of said Grantor this 12<sup>th</sup> day of August, 2005.

Bridget Marie Good  
Grantor

\_\_\_\_\_  
Grantor

State of Nevada )

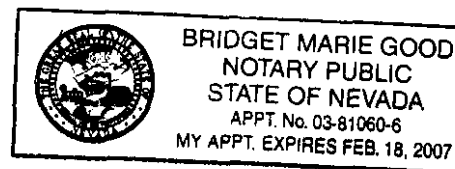
County of Elko )

On 12 August 2005, before me, Bridget Marie Good, Notary Public personally appeared Rixine Listerud, 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Bridget Marie Good

Affiant \_\_\_\_\_ Known \_\_\_\_\_ Unknown \_\_\_\_\_  
ID Produced WAL#0601688514 exp 8/06



204737

## DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 2-043-08  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204737  
 Book: 436 Page: 98-99  
 Date of Recording: 204737  
 Notes: \_\_\_\_\_

## 2. Type of Property:

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

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 12,000.<sup>00</sup>  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 46.80

## 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 Linda L. Evans Capacity Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Boyvine N. Listerud  
 Address: PO Box 5125  
 City: Elko  
 State: NV Zip: 89803

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Leonard K or Linda Evans  
 Address: PO Box 211071  
 City: Crescent Valley  
 State: NV Zip: 89821

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)