

DOC # 0207726

01/30/2007

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**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPT: \$78.00

Recorded By: FES

Book- 0451 Page- 0319

APN# 005-260-71

**Recording Requested by:**

Name: First American Title Insurance  
Company

Address: 349 West 4th Street

City/State/Zip: Winnemucca, NV 89445

Order Number: 153-2302977



0207726

Grant Bargain Sale Deed

(for Recorder's use only)

(Title of Document)

**Recorder Affirmation Statement**

**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)

Signature

Title

Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

(Additional recording fee applies)

A.P.N.: 005-260-71  
File No: 153-2302977 (JLC)  
R.P.T.T.: \$78.00 C

When Recorded Mail To: Mail Tax Statements To:  
Rosemaria A. E. Reule  
P.O Box 10  
Powers, OR 97466

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Jeffrey A. Lynn, an unmarried man

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

Rosemaria A. E. Reule

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

**THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF  
SECTION 1, TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.**

**BEING FURTHER DESCRIBED AS PARCEL 12 OF THAT CERTAIN DIVISION OF LAND  
INTO LARGER PARCELS MAP FOR JEFF LYNN RECORDED NOVEMBER 20, 2001, AS  
INSTRUMENT NO. 177222 IN THE OFFICE OF THE COUNTY RECORDER, LANDER  
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.

Date: 01/29/2007



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Jeffrey A. Lynn  
Jeffrey A. Lynn

STATE OF NEVADA )  
                              : ss.  
COUNTY OF )  
~~HUMBOLDT~~ White Pine



This instrument was acknowledged before me on  
January 24, 2007 by  
Jeffrey A. Lynn.

Lisa Keppner  
Notary Public  
(My commission expires: 3-13-10 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/23/2007 under Escrow No. 153-2302977

STATE OF NEVADA  
DECLARATION OF VALUERecording requested By  
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of Fee: \$16.00  
Recorded By: FES RPTT: \$78.00  
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## 1. Assessor Parcel Number(s)

- a) 005-260-71  
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 \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

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

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

\$20,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$20,000.00

Real Property Transfer Tax Due

\$78.00

4. If Exemption Claimed:

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

b. Explain reason for exemption: \_\_\_\_\_

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

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

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

SELLER (GRANTOR) INFORMATIONBUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jeffrey A. Lynn

Print Name: Rosemaria A. E. Reule

Address: HC 34 Box 575

Address: P.O Box 10

City: Ely

City: Powers

State: NV Zip: 89301

State: OR Zip: 97466

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

First American Title Insurance

Print Name: Company

File Number: 153-2302977 JLC/DS

Address: 349 West 4th Street

City: Winnemucca

State: NV Zip: 89445

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