

DOC # 0210699

09/28/2007

8:00 AM

Official Record

Recording requested By
JULIE GARDNER

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$50.70

Recorded By: LLH

Book- 0464 Page- 0223



0210699

A.P.N. 002-034-10

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 26 day of September, 2007, by and between, EUGENIO IDARRAGA, a single man, of P.O. Box 33951, Town of Crescent Valley, State of Nevada, herein referred to as GRANTOR; and ROWAN L. GARDNER and JULIA H. GARDNER, Husband and Wife, as joint tenants, with right of survivorship, of HC 66 Box 3-5, Town of Beowawe, County of Eureka, State of Nevada, hereinafter referred to as GRANTEES;

W I T N E S S E T H

That the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell and convey unto said GRANTEES as joint tenants, and to the survivor thereof, the property and premises lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

Block 16, Lot 4, Crescent Valley Ranch 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.

SUBJECT to all taxes, exceptions, reservation, restriction, restrictive covenants, assessments, easements, rights and rights of way of record in connection with any or all of the above parcels.

TOGETHER with any and all buildings and improvements situate on any or all of the above parcel.

TOGETHER with all and singular the tenement, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said GRANTEES as joint tenants and to the survivor thereof, forever.

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set my hand the day and year first above written.

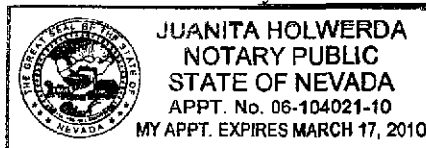

EUGENIO IDARRAGA
GRANTOR

STATE OF NEVADA)
 :SS
COUNTY OF LANDER)

On this 26 day of September, 2007, personally appeared before me, a Notary Public in and for said County, EUGENIO IDARRAGA, who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have hereunto set my hand and seal the day and year first above written.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor's Parcel Number(s)

a) 002-034-10

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

3. Total Value/Sales Price of Property

\$ 13,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$

Transfer Tax Value:

\$ 13,000.00

Real Property Transfer Tax Due:

\$ 50.70

4. **If Exemption Claimed:**

a) Transfer Tax Exemption, per NRS 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 therein. 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: Rowan L. Gardner

Capacity: Grantee

Signature: Eugenio Idarraga

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(required)

Print Name: EUGENIO IDARRAGA

Address: P.O. Box 33951

City: Crescent Valley

State: Nevada

BUYER (GRANTEE) INFORMATION
(required) ROWAN L. GARDNER

Print Name: JULIA H. GARDNER

Address: HC 66 Box 3-5

City: Beowawe

State: Nevada

COMPANY/PERSON REQUESTING RECORDING

(Required if not the Seller or Buyer)

Print Name:

Escrow No.:

Address:

City:

State:

Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)