

DOC # 0211589

01/09/2008

10:51 AM

Official Record

Recording requested By
RODERICK E GARCIA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$253.50

Recorded By FES

Book- 0468 Page- 0371

APN: 01-195-04

Mailing Address of Grantee or Other Person

Requesting Recording:

Wilson Barrows & Salyer

442 Court Street

Elko, Nevada 89801



0211589

Mail Tax Statements to:

Kyle J. Moore and Amy Jo Moore

P.O. Box 5

Paradise Valley, Nevada 89426

Social Security Number Affirmation Statement:

☒ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

☐ In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Roderick E. Garcia
Name

Beneficiary
Title

[Signature]
Signature

Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the City of Eureka, County of Eureka, State of Nevada, to the following Grantees:

Grantors: Roderick E. Garcia and Cynthia L. Garcia, spouses
Address: P.O. Box 132
Eureka, Nevada 89316

Grantee: Kyle J. Moore and Amy Jo Moore, spouses
Address: P.O. Box 5
Paradise Valley, Nevada 89426

Taking title as: Community property with the right of survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

(See Exhibit A attached hereto and made a part hereof by this reference)

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

GRANTORS:

DATED: 11/20/07


RODERICK E. GARCIA

DATED: 11/20/07


CYNTHIA L. GARCIA

[Notarization on Following Page]

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

STATE OF NEVADA,)
) ss.
COUNTY OF Eureka)

This instrument was acknowledged before me on November 19th,
2007, by Roderick E. Garcia and Cynthia L. Garcia.

Amy Jensen
NOTARY PUBLIC



07110161.dlm
November 8, 2007

WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801

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All that certain real property situate in the town of Eureka, County of Eureka, State of Nevada, being a portion of Block 49 lying westerly of the "Eureka Channel" as shown on the Official Map File No. 1274748 and a portion of Richmond Street Abandonment Document File No. 161769, as recorded in the office of the Eureka County Recorder, more particularly described as follows: BEGINNING at the Northwest Corner of Block 49, this being THE POINT OF BEGINNING, THENCE N 81° 27' E, a distance of 64.41 feet to a point, this being Point No. 1; THENCE S 24° 30' W, a distance of 90.55 feet to a point, this being Point No. 2; THENCE S 14° 45' W, a distance of 41.83 feet to a point on the Southerly line of said Block 49, this being Point No. 3; THENCE 63° 16' W, a distance of 26.78 feet to a point on the Southwest Corner of said Block 49, this being Point #4; THENCE N 64° 02' 25" W, a distance of 20.38 feet to a point on the Easterly line of Block 103 (Mineral Survey 94), this being Point No. 5; THENCE N 4° 46' E, a distance of 89.57 feet to the Northeast Corner of said Block 103, this being Point No. 6; THENCE N 81° 27' E, a distance of 19.08 feet to the TRUE POINT OF BEGINNING. Containing 6,420.55 square feet, more or less.

EXHIBIT

A



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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 01-195-04
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

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Nc

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3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 65,000.00
\$ _____
\$ _____
\$ 253.50

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 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 _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cynthia Garcia
Address: P.O. Box 132
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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)