

Official Record

Recording requested By
COW COUNTY TITLE CO

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: Recorded By: FS
Book- 0472 Page- 0305



A.P.N. 05-210-31
R.P.T.T. \$156.00
Escrow No. 35864-Eur
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
Tina L. Richardson
1915 Thomas Jefferson Ave.
Battle Mountain, NV 89820

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David Ross Richardson, husband of Grantee** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Tina L. Richardson, a married woman, as her sole and separate property** and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DR
Dated: April 16th 2008

DR
David Ross Richardson
David Ross Richardson

State of Nevada

County of Lander

} ss.

This instrument was acknowledged before me on 4/16/08
By David Ross Richardson



Signature: Josephine Fay Chiara
Notary Public

**Exhibit A
LEGAL DESCRIPTION**

File Number: 35864-Eur

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

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 15: The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2007 – 2008: 05-210-31



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-211840

05/08/2008

04:25 PM

Official Record

1. Assessor Parcel Number(s)

- a) 05-210-31
- b) _____
- c) _____
- d) _____

FOR RE:
Document/lt
Book
Date of Rec
Notes:

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2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) \$0.00

Transfer Tax Value \$0.00

Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: Husband to Wife

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: Tina L. Richardson Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: David Ross Richardson

Address: 1915 Thomas Jefferson Ave.

City/ST/Zip Battle Mountain, NV 89820

Print Name Tina L. Richardson

Address: 1915 Thomas Jefferson Ave.

City/ST/Zip Battle Mountain, NV 89820

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No. 35864-Eur

P.O. Box 1608

363 Erie Main Street

Address: Tonopah, Nevada 89049