

DOC # 0212647

10/20/2008

3:44 PM

Official Record

Recording requested By
STEWART TITLE OF NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$40.00

Page 1 of 2

RPTT: \$78.00

Recorded By: LLH

Book- 0480 Page- 0375

APN 002-032-19

GRANTEE'S ADDRESS:

Mr. and Mrs. James S. Winter
P. O. Box 211289
Crescent Valley, NV 89821



0212647

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 16 day of October, 2008,
by and between SANDY DANN , formerly known as SANDY SMALES, an
unmarried woman, party of the first part and hereinafter referred
to as "Grantor", and JAMES S. WINTER and KARLA R. WINTER, husband
and wife as joint tenants with full right of survivorship, parties
of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, does hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
Eureka, State of Nevada, and bounded and particularly described as
follows, to-wit:

Lot 5, Block 12, of Crescent Valley Ranch &
Farms Unit No. 1, according to the official
map thereof, filed in the Office of the
County Recorder of Eureka County, State of
Nevada, as File Number 34081.

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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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

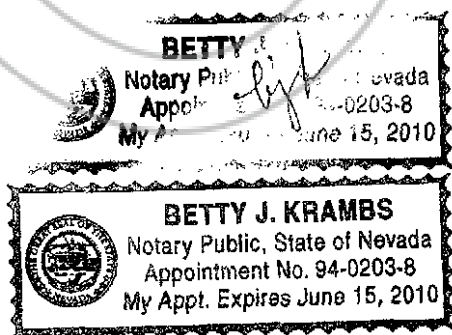
TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

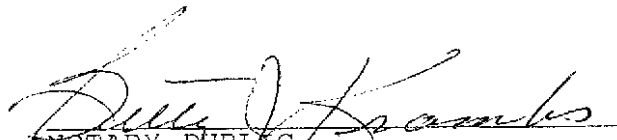
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.


SANDY DANN, formerly known
as SANDY SMALES

STATE OF Nevada)
COUNTY OF Eureka) ss.

On October 16, 2008, 2008, personally appeared before me, a Notary Public, SANDY DANN, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.




NOTARY PUBLIC

DOC # DV-212647

10/20/2008

3:44 PM

Official Record**STATE OF NEVADA
DECLARATION OF VALUE****1. Assessor Parcel Number(s)**

- a) 02-032-15
b) _____
c) _____
d) _____

Recording requested By
STEWART TITLE OF NEVADA**Eureka County - NV****Mike Rebaleati - Recorder**Page 1 of 2 Fee: \$40.00
Recorded By: LLH RPTT: \$78.00
Book- 0480 Page- 0375**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) (_____ \$69,000.00)
Transfer Tax Value _____ \$0
Real Property Transfer Tax Due: _____ \$20,000.00
_____ \$78.00

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:Sandy Dann
Sandy Dann**Capacity: Grantor****Signature:**James S. Winter
James S. Winter**Capacity: Grantee****SELLER (GRANTOR) INFORMATION**

Print Name: SANDY DANN
Address: 253 SECOND STREET
City/State/Zip CRASCOW VALLEY NV 89821

BUYER (GRANTEE) INFORMATION

Print Name: JAMES S. WINTER
Address: P.O. Box 211289
City/State/Zip CRASCOW VALLEY NV 89821

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

Stewart Title of Nevada -
Company Name: Northeastern Division Escrow No 1011904-27
Address: 665 Campton Street
City Ely State: NV Zip 89315

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 02-032-19
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

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

_____ \$69,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____ \$0)
Transfer Tax Value _____ \$20,000.00
Real Property Transfer Tax Due: _____ \$78.00

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: _____ Capacity: **Grantor**
Sandy Dann
Signature: _____ Capacity: **Grantee**
James S. Winter

SELLER (GRANTOR) INFORMATION

Print Name: Sandy Dann
Address: 253 Second Street
City/State/Zip: Crescent Valley NV 89821

BUYER (GRANTEE) INFORMATION

Print Name: James S. Winter
Address: P.O. Box 211288
City/State/Zip: Crescent Valley NV 89821

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

Stewart Title of Nevada -
Company Name: Northeastern Division Escrow No 1011904-27
Address: 665 Campton Street
City Ely State: NV Zip 89315

