

Mail Tax Statements to and  
When Recorded Mail to:

Grantee  
253 Second Street  
Crescent Valley, NV 89821

APN: 002-032-19



0214219

1022946-22

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 12<sup>th</sup> day of November, 2009, by and between, **JAMES S. WINTER and KARLA R. WINTER, husband and wife**, ("Grantor(s)"); and **CHARLES B. KELLERMAN and MARGURITE L. KELLERMAN, husband and wife as joint tenants** ("Grantee(s)").

**WITNESSETH:**

That the Grantor(s), for good and valuable consideration, to them in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee(s), and their heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF**

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or 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

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appurtenances, unto Grantee(s) and to their heirs, executors, administrators and assigns, forever.


IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand as of the day and year first hereinabove written.

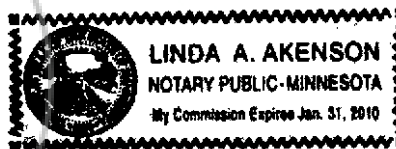
  
\_\_\_\_\_ **JAMES S. WINTER**

  
\_\_\_\_\_ **KARLA R. WINTER**

STATE OF NEVADA MN )  
                                  :SS  
COUNTY OF ELKO Douglas


On this 12 day of NOVEMBER, 2009, personally appeared before me, a Notary Public, **JAMES S. WINTER**, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

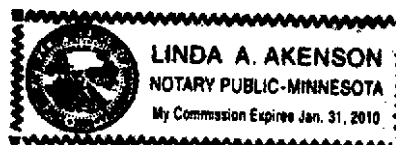
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA MN )  
                                  :SS  
COUNTY OF ELKO Douglas

On this 12 day of NOVEMBER, 2009, personally appeared before me, a Notary Public, **KARLA R. WINTER**, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



0214219

## EXHIBIT "A"

The land referred to herein situate in the State of Nevada, County of Eureka, described as follows:

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

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.



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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-032-19
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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 \$85,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$40,000.00  
 Real Property Transfer Tax Due: \$156.00

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: \_\_\_\_\_  
 James S. Winter  
 Signature: Charles B. Kellerman Capacity: grantor  
 Charles B. Kellerman

**SELLER (GRANTOR) INFORMATION**

Print Name: James S. Winter  
 Address: 1023 Irving St  
 City/State/Zip: Alexandria, MN 56308

**BUYER (GRANTEE) INFORMATION**

Print Name: Charles B. Kellerman  
 Address: P.O. Box 211130  
 City/State/Zip: Crescent Valley, NV 89821

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

Company Name: Stewart Title of Nevada Escrow No 1022946-22  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-032-19
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- |  |                 |  |                         |
|--|-----------------|--|-------------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land     | b) <input type="checkbox"/>            | Single Family Residence |
| c) <input type="checkbox"/>            | Condo/Twnhse    | d) <input type="checkbox"/>            | 2-4 Plex                |
| e) <input type="checkbox"/>            | Apartment Bldg. | f) <input type="checkbox"/>            | Commercial/Industrial   |
| g) <input type="checkbox"/>            | Agricultural    | h) <input checked="" type="checkbox"/> | Mobile Home             |
| i) <input type="checkbox"/>            | Other _____     |  |                         |

3. Total Value/Sales Price of Property

	<u>\$85,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$40,000.00</u>
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**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature:  Capacity: Owner  
James S. Winter

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Charles B. Kellerman

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: James S. Winter  
Address: 1023 Irving St  
City/State/Zip: Alexandria MN 56308

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