

DOC # 0214366

12/21/2009

09:32 AM

**Official Record**

Recording requested By  
OPPENHEIMER, BLEND, HARRISON, ET AL

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT: \$5.85

Recorded By: FES

Book- 496 Page- 0236



0214366

THIS INSTRUMENT PREPARED BY:

Shelley P. Morkovsky  
Oppenheimer, Blend, Harrison & Tate, Inc.  
711 Navarro, Sixth Floor  
San Antonio, Texas 78205

ASSESSOR'S PARCEL NUMBER: 005-340-33

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**GRANT, BARGAIN, SALE DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS INDENTURE WITNESSETH: That MARGUERITE S. BURKLUND ("Grantor") for consideration of Ten and No/100 Dollars (\$10.00) and other and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to GUNNAR BURKLUND and INGRID TEGNER (collectively, "Grantee"), all that real property situated in the County of Eureka, State of Nevada described as:

T30N, R50E, SEC. 33, E2SE4SE4  
Total Acres: 20.00

Prior instrument reference: Document No. 47952, dated October 23, 1968, recorded in Book 26, Page 231, in the office of the County Recorder of Eureka County, Nevada.

**SUBJECT TO** taxes for the current fiscal year and all covenants, conditions, restrictions, reservations, rights-of-way and easements now of record.

**TO HAVE AND TO HOLD** the aforesaid Property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants to GRANTEE that Grantor is lawfully seized in fee of the aforesaid Property; that the same is free of all encumbrances; that they have good right to sell and convey the same to Grantee as aforesaid; and to forever warrant and defend the title to said Property against all lawful claims whatever.

IN WITNESS WHEREOF, this Deed is executed to be effective as of December 15,  
2009.

Grantor:

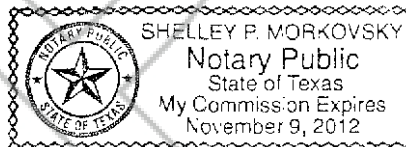
MARGUERITE S. BURKLUND

By: Gunnar Burkland  
Gunnar Burkland, under Power of Attorney

STATE OF TEXAS )  
 ) ss.  
COUNTY OF BEXAR )

On this 15 day of December, 2009, before me personally appeared Gunnar Burkland, under Power of Attorney, for Marguerite S. Burkland.

Signature Shelley P. Morkovsky  
(Notary Public)



(NOTARIAL SEAL)

SEND TAX STATEMENTS TO GRANTEE:

Gunnar Burkland  
605 E. Dewey Place  
San Antonio, Texas 78212

Ingrid Tegner  
13912 Natia Manor Drive  
North Potomac, MD 20878



STATE OF NEVADA  
DECLARATION OF VALUE

Official Record

*Durable Power of Attorney Presented*Recording requested By  
OPPENHEIMER, BLEND, HARRISON, ET AL

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Page 1 of 1 Fee: \$15.00  
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## 1. Assessor Parcel Number (s)

- a) 005-340-33
- 
- b) \_\_\_\_\_
- 
- c) \_\_\_\_\_
- 
- d) \_\_\_\_\_

## 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

## FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 1,030.00  
 Transfer Tax Value: \$ 1,030.00  
 Real Property Transfer Tax Due: \$ 5.85

## 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 *Marguerite Burkland* Capacity *Buyer*  
 Signature \_\_\_\_\_ Capacity *Buyer*

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Marguerite Burkland  
 Address: 605 E. Dewey Place  
 City: San Antonio  
 State: Texas Zip: 78212

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gunnar Burkland and Ingrid Tegner  
 Address: 605 E. Dewey Place  
 City: San Antonio  
 State: Texas Zip: 78212

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Shelley Morkovsky, Oppenheimer, Blend, Harrison & Tate Escrow # \_\_\_\_\_  
 Address: 711 Navarro, Suite 600  
 City: San Antonio State: Texas Zip: 78205

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)