

DOC# 0214514

01/20/2010

10:41AM

Official Record

Recording Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder


Fee: \$16.00

Page: 001 of 003

RPTT: \$0.00

Recorded By FS

Book- 0497 Page- 0122

AP.N. #	007-395-22
R.P.T.T.	0
Escrow No.	1025730-20
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James H. Walker	
818 Lincoln Court	
Palisade, CO 81526	



0214514

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Julie A. Walker, a married woman and spouse of grantee herein, does hereby Grant, Bargain Sell and Convey to James H. Walker, a married man as his sole and separate property, 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.

✓ Dated: 1-15-10

Julie A. Walker
Julie A. Walker

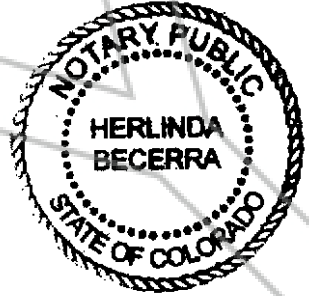
State of COLORADO }
County of MESA } ss.

This instrument was acknowledged before me on January 15th, 2010
by: Julie A. Walker

Signature:

Herlinda Becerra
Notary Public

Commission exp. 03/12/12



(One Inch Margin on all sides of Document for Recorder's use Only)

Page 2 of 3



0214514

Book: 497 01/20/2010
Page: 123 Page: 2 of 3

**Exhibit A
LEGAL DESCRIPTION**

File Number: 1025730-20

**The land referred to herein is situated in the State of Nevada, county of Eureka,
described as follows:**

**Parcel F, as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the
office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989,
as File No. 126447, being a portion of Parcel "D" of Parcel Map, Document No. 115500,
E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.**

**EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title
and interest in the mineral rights lying in and under said land as reserved by EARL A.
RASMUSSEN and LAVERNIA C. RASMUSSEN, as Co-Trustees of the RASMUSSEN
TRUST, in deed recorded July 11, 1996, in Book 297, Page 485, Official Records, Eureka
County, Nevada.**

(One Inch Margin on all sides of Document for Recorder's use Only)

Page 3 of 3



0214514

**Book: 497 01/20/2010
Page: 124 Page: 3 of 3**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-395-22
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 Res.
c) ☐ Condo/Townhouse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☒ Mobile Home
i) ☐ Other: _____

3. a. Total Value/Sales Price of Property

0

b. Deed in Lieu of Foreclosure Only (Value of Property)

c. Transfer Tax Value

0

d. REAL PROPERTY TRANSFER TAX DUE:

0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: Spouse to Spouse

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 parties agree that 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: _____

Julie A. Walker

Capacity: Grantor

Julie A. Walker

Signature: _____

James H. Walker

Capacity: Grantee

James H. Walker

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Julie A. Walker

Address: 818 Lincoln Court

City/ST/Zip Palisade, CO 81526

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name James H. Walker

Address: 818 Lincoln Court

City/ST/Zip Palisade, CO 81526

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

Company Name: Stewart Title of Nevada - Northeastern Division

1025730-20

Escrow No.

Address: 810 Idaho Street

City Elko

State: NV

Zip 89801



DV-0214514

Book: 49701/20/2010
Page: 12 Page: 1 of 3