

DOC # 0214962

04/23/2010

02:26 PM

**Official Record**

Recording requested By  
WILLIAM W AND SANDRA J WRIGHT

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$15.00

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RPTT: \$39.00

Recorded By: FES

Book- 499 Page- 0189

APN: 007-380-42

**Recording Requested By  
And Send Tax Statements to:**

Flora Mae Peek  
P.O. Box 583  
644 Sharrow Circle Dr.  
Eureka, NV. 89316



**Warranty Deed**

William W. Wright and Sandra J. Wright, husband and wife, as joint tenants; with an address of 174 Where Its At Rd, Athol, ID. 83801 U.S.A., in consideration of the sum of ten Dollars (\$10.00) lawful money received and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant to Flora Mae Peek (grantee), with address of P.O. Box 583; 644 Sharrow Circle Dr, Eureka Nevada, 89316 U.S.A., all right, title and interest of Grantors in and to the following real estate:

Property 644 Sharrow Circle Dr.  
Address: Eureka, NV.  
89316 U.S.A.

Legal The following described Real Property situated in the County of Eureka, State of  
Description: Nevada, to wit:

Lot A of Parcel No. 1 as shown on that certain parcel map for Hugo and Shirley Van Vliet, filed in the Office County Recorder of Eureka County, Nevada, on September 7, 1989, as file No. 129538, located in a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&M.

**Excepting Therefrom** all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

**Further Excepting Therefrom** 1/2 of all mineral rights, oil and gas lying in and under said land, as reserved by Edwiin C. Bishop and Leta B. Bishop, his wife, in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

**Subject To The Declaration of Covenants, Conditions & Restrictions** Recorded and described in full detail in July 1989, Record Number 128643 in Book 200, Page 027, Official Records, Eureka County, Nevada.

**Subject to** the covenant contained herein that neither Grantee, their Successors or assigns shall not, at any time, place a pre - 1986 mobile home or manufactured home on the real property to be used as a residence or for any other purposes. No travel trailer shall be placed on the property to be used as a residence. The violation of this covenant shall cause a reversion of title to the Grantors, or their

successors or assigns. This covenant may be enjoined by any legal or equitable remedy by Grantors, their successors or assigns or by any adjoining property owners within the Sharrow Circle Dr. Subdivision. This covenant shall run with the real property until the requirements of **Covenants, Conditions & Restrictions of Document 128643, Book 200, Page 027, Filed July, 1989** Have been properly and **legally dissolved**.

**Subject to:**

The property is warranted as free and clear of all encumbrances.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

Grantors, for Grantors and Grantor's heirs and successors, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantors are lawfully seized in fee simple of the above property, and have good right to convey same;
2. The above property is free from all encumbrances.
3. Grantee shall quietly enjoy the above property.

In Witness Whereof, This Warranty Deed is executed on April 19<sup>th</sup>, 2010

William W. Wright  
Grantor's Signature  
William W. Wright

Sandra J. Wright  
Grantor's Signature  
Sandra J. Wright

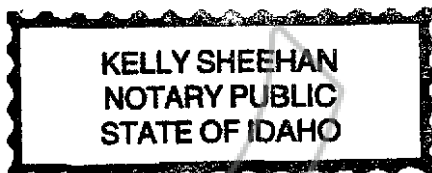
STATE OF IDAHO )

S.S.

COUNTY OF Kootenai )

On this 19<sup>th</sup> day of April, 2010, before me Kelly Sheehan, personally appeared William W. Wright and Sandra J. Wright, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

S  
E  
A  
L



Kelly Sheehan  
Notary Public

My Commission Expires on 10/30/12



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-214962

04/23/2010

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Official Record

1. Assessor Parcel Number (s)

a) 007-380-42  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR REC

Document

Book:

Date of R

Notes:

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Page 1 of 1 Fee: \$15.00  
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2. Type of Property:

a) ☐ Vacant Land  
c) ☐ Condo/Twnhse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) ☒ Other  
b) ☐ Single Fam Res.  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☒ Mobile Home

*Not Converted, Personal Property*

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$10,000.00

\$

\$

\$ 39.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 WW Wright Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

Buyer  
~~SELLER~~ (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Flora Mae Peek  
Address: P.O. Box 583  
City: Eureka  
State: NV Zip: 89316

Seller  
~~BUYER~~ (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: William Wright  
Address: 174 Where Its At Rd  
City: Athol  
State: ID Zip: 83801

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)