

JOINT TENANCY DEED

APN: 008-320-02

DOC # 0215227

07/12/2010 02:03 PM

Official Record

Recording requested By
JARED ROBERT MORROW

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: FES

Book- 501

Page- 0067

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Jared Robert Morrow
Address: 4675 49th Street
City/State/Zip: San Diego, CA 92115



THIS INDENTURE made this 7th day of July, 20 10, by and between Jared Robert Morrow hereinafter referred to as Grantor(s), and Jared Robert Morrow & Robin Groppl, husband & wife in joint tenancy hereinafter referred to as Grantees, whose address is (if applicable): 4675 49th Street, situate in the City of San Diego, County of San Diego, State of California.

WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

(Set forth legal description) **SEE EXHIBIT A ATTACHED HERETO.**

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor(s) has caused this conveyance to be executed the day and year first above written.

Signature of Grantor

Signature of Grantor

STATE OF ~~NEVADA~~ CALIFORNIA
COUNTY OF ~~EUREKA~~ SAN DIEGO

This instrument was acknowledged before me on (date) July 07, 2010

By (person(s) appearing before notary public) JARED ROBERT MORROW

Notary Public

My Commission expires: 11-14-2012



JOSEPH D. NGUYEN
Commission # 1818009
Notary Public - California
San Diego County
My Comm. Expires Nov 14, 2012

(Notary Stamp)

EXHIBIT A

The land referred to herein is situated in the State of Nevada, County of EUREKA, described as follows:

TOWNSHIP 18 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: N1/2NE1/4;

TOGETHER WITH all buildings and improvements situate thereon.

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

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

Per NRS 111.312, this legal description was previously recorded at Document No. 205332, Book 438, Page 317-318, on 06-27-2006.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any transfer taxes may have been calculated.

PREPARED BY:

ROWE & HALES
A LICENSED NEVADA LAW FIRM
c/o U.S. DEEDS
213 BRENTSHIRE DRIVE
BRANDON, FLORIDA 33511



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**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-215227

07/12/2010 02:03 PM

Official Record

1. Assessor Parcel Number (s)

- a) 008-320-02
- b) _____
- c) _____
- d) _____

FOR RECORD

Document/Ins
Book: _____
Date of Recor
Notes: _____

Recording requested By
JARED ROBERT MORROW

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

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2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ -0-
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
- b. Explain Reason for Exemption: A transfer of title without consideration from one Joint tenant to another joint tenant; adding spouse as Joint Tenants WROS.

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 Jared Robert Morrow Capacity Joint Tenant WROS (Grantor)
Signature Robin Groppi Capacity Joint Tenant WROS (Grantee)

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Jared Robert Morrow
Address: 4675 49th Street
City: San Diego
State: CA Zip: 92115

(REQUIRED)
Print Name: Robin Groppi
Address: 4675 49th Street
City: San Diego
State: CA Zip: 92115

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Jared Robert Morrow (Grantor) Escrow # n/a
Address: 4675 49th Street
City: San Diego State: CA Zip: 92115

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)