

Official Record

Recording Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00 Page: 001 of 002

RPTT: \$105.30 Recorded By FS

Book- 0507 Page- 0226



0215728

A.P.N. #	002-034-05
R.P.T.T.	\$105.30
Escrow No.	1034015-20
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James Arnold	
611 Spring Creek Parkway	
Spring Creek, NV 89815	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph D. Anelli and Julie Dee Anelli, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to James Arnold and Carrie Arnold, husband and wife as joint tenants, 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.

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: 10-21-2010

Joseph D. Anelli  
Joseph D. Anelli

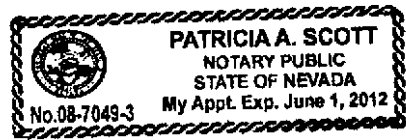
Julie Dee Anelli  
Julie Dee Anelli

State of Nevada }  
County of } ss.

This instrument was acknowledged before me on October 21, 2010

by: Joseph D. Anelli, Julie Dee Anelli

Signature: Patricia A. Scott  
Notary Public



**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1034015-20

Lot 9, Block 16, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada as File No. 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 to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM any and all oil rights, including the right of entry for exploration and production of oil or other hydrocarbons, as reserved by NEVADA TITLE GURANTY COMPANY, in deed recorded May 17, 1967, in Book 18, Page 577, Official Records, Eureka County, Nevada.

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

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Book: 507 10/22/2010  
Page: 227 Page: 2 of 2

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-034-05
- 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

\_\_\_\_\_ \$49,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$27,000.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$105.30

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: **Grantor**

Joseph D. Anelli

Signature: \_\_\_\_\_ Capacity: **Grantee**

James Arnold

**SELLER (GRANTOR) INFORMATION**

Print Name: Joseph D. Anelli  
 Address: 865 Cassidy Ct.  
 City/State/Zip Carson City, NV 89701

**BUYER (GRANTEE) INFORMATION**

Print Name: James Arnold  
 Address: 611 Spring Creek Parkway  
 City/State/Zip Spring Creek, NV 89815

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

Company Name: Stewart Title of Nevada Escrow No 1034015-20  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801



DV-0215728

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Signature: *Joseph D. Anelli* Capacity: Grantor  
 Joseph D. Anelli

Signature: *James Arnold* Capacity: Grantee  
 James Arnold

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Print Name: Joseph D. Anelli  
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