

01/18/2011

08:56 AM

Official RecordRecording requested By
HAROLD SWANSONEureka County - NV
Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$17.55

Recorded By: FES

Book- 0511 Page- 0313



0216659

APN #: 005-040-15

Recording Requested By:

Harold R. Swanson

Return Documents to:

Jeffrey D. Dent

2590 Ashbourne Dr.

Lawrenceville, GA. 30043

Send Tax Statements to:

Jeffrey D. Dent

2590 Ashbourne Dr.

Lawrenceville, GA. 30043

SPACE FOR RECORDERS USE

GRANT, BARGAIN, SALE DEED
(Individual to Individual)**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Harold R. Swanson**, an Individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto **Jeffrey D. Dent**, ☐ married ☒ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
☒ Legal Description:

TOWNSHIP 31 NORTH, RANGE 48 EAST, MDB&M
SECTION 21: SW4SE4

Prior instrument reference: Book 378, Page 280, Document No. 186610, of the Recorder of Eureka County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 12 day of January, 2011.

Harold R. Swanson
Signature

Harold R. Swanson
Print Name

State of Illinois, County of Dupage / Cook

The foregoing instrument was acknowledged before me on January 12th, 2011,
(Date)
by Harold Swanson
(Full Name of Signor)

(Seal)



Cheryl E. Firlinger
Notary Public, State of Illinois

Cheryl E. Firlinger
Print or Type Name

My Commission Expires: 4/28/2014

Grantor(s) Name, Address, phone:

Harold R. Swanson
520 60th Street
Downers Grove, Illinois
630-936-2522

Grantee(s) Name, Address, phone:

Jeffrey D. Dent
2590 Ashbourne Dr.
Lawrenceville, GA. 30043
770-827-0834

SEND TAX STATEMENTS TO GRANTEE



0216659

Book: 511 01/18/2011
Page: 314 Page 2 of 2

Page 2 of 2

State of Nevada
Declaration of Value

DOC # DV-216659

01/18/2011

08:56 AM

Official Record

FO

Docu

Recording requested By
HAROLD SWANSON

Book

Eureka County - NV

Date

Mike Rebaleati - Recorder

Note:

Page 1 of 1 Fee: \$15.00
Recorded By: FES RPTT: \$17.55
Book- 0511 Page- 0313

1. Assessor Parcel Number(s)

- a) 005-040-15
b)
c)
d)

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:

\$ 4,135.00

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value per NRS 375.010, Section 2: \$ 4,135.00

Real Property Transfer Tax Due: \$ 17.55

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 Harold R. Swanson Capacity SEUER

Signature [Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Harold R. Swanson
Address: 520 60th Street
City: Downers Grove
State: ILLINOIS Zip: 60516

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jeffrey D. Dent
Address: 2590 Ashbourne Drive
City: Lawrenceville
State: GA Zip: 30043

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____