

Mail Tax Statements to and  
When Recorded Mail to:

Grantee  
Burgandy K. Nelson  
P.O. Box 211299  
Crescent Valley, NV 89821  
APN: 002-022-14

DOC# 218820  
10/21/2011 01:53PM

**Official Record**

Requested By  
STEWART TITLE ELKO  
Eureka County - NV  
Mike Rebaleati - Recorder  
Page: 1 of 3 Fee: \$74.50  
Recorded By FS RPTT: \$0.00  
Book- 0524 Page- 0348



1042689-23

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the 21<sup>st</sup> day of October, 2011, by and between, LADELL HEGMAN, an unmarried man, ("Grantor"); and BURGANDY K. NELSON, a single woman, ("Grantee").

**WITNESSETH:**

That the Grantor, for good and valuable consideration, to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and her heirs, executors, administrators and assigns, forever, all that certain property situate in the County of ~~Elko~~ Eureka, State of Nevada, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF**

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER WITH any and all buildings and improvements situate thereon.

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

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances, unto Grantee and to her heirs, executors, administrators and assigns, forever.

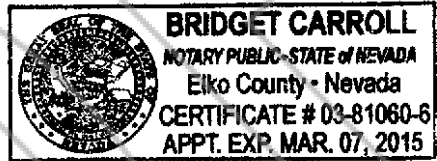
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

*LaDell HEGMAN*  
LADELL HEGMAN

STATE OF NEVADA     )  
                                  :SS  
COUNTY OF ELKO     )

On this 21<sup>st</sup> day of October, 2011, personally appeared before me, a Notary Public, LADELL HEGMAN, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

*Bridget Carroll*  
NOTARY PUBLIC



**EXHIBIT "A"**

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

Lot 18, Block 5 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.



STATE OF NEVADA  
DECLARATION OF VALUE

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV  
Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$74.50

Recorded By FS

PRTT: \$0.00

1. Assessor Parcel Number(s)

- a) 002-022-14
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- |                             |                 |  |                         |
|-----------------------------|-----------------|--|-------------------------|
| a) <input type="checkbox"/> | Vacant Land     | b) <input type="checkbox"/>            | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse    | d) <input type="checkbox"/>            | 2-4 Plex                |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/>            | Commercial/Industrial   |
| g) <input type="checkbox"/> | Agricultural    | h) <input checked="" type="checkbox"/> | Mobile Home             |
| i) <input type="checkbox"/> | Other _____     |  |                         |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)	( <u>15,000.00</u> )
Transfer Tax Value	<u>\$15,000.00</u>
Real Property Transfer Tax Due:	<u>\$58.50</u>

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: \_\_\_\_\_

LaDell Hegman

Signature: \_\_\_\_\_ Capacity: Grantor

Burgandy K. Nelson

**SELLER (GRANTOR) INFORMATION**

Print Name: LaDell Hegman  
 Address: P.O. Box 234  
 City/State/Zip Mealview, AZ 86444

**BUYER (GRANTEE) INFORMATION**

Print Name: Burgandy K. Nelson  
 Address: P.O. Box 211299  
 City/State/Zip Crescent Valley, NV 89821

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

Company Name: Stewart Title of Nevada Escrow No 1042689-23  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801