

**DOC# 220711**

06/26/2012 03:18PM

**Official Record**

Requested By  
FIRST AMERICAN TITLE ELKO

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page: 1 of 2 Fee: \$15.00

Recorded By FS RPTT: \$39.00

Book- 0533 Page- 0202



0220711

A.P. No. 002-023-14  
Escrow No. 151-2427569-JH/VT  
R.P.T.T. \$39.00

**WHEN RECORDED RETURN TO:**

Chris J. Sirani and Jennifer L. Miller-Sirani  
19711 North Cairns Place  
Mountain Home, ID 83647

**MAIL TAX STATEMENTS TO:**

19711 North Cairns Place  
Mountain Home, ID 83647

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Alan Schoenwald, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Chris J. Sirani and Jennifer L. Miller-Sirani, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

**BLOCK 4, LOT 17 OF CRESCENT VALLEY RANCH AND FARMS UNIT # 1 AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA APRIL 6, 1956.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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.

Date: 06/18/2012

Michael Alan Schoenwald  
Michael Alan Schoenwald

STATE OF NEVADA    )  
                              : **ss.**  
COUNTY OF ELKO    )

This instrument was acknowledged before me on  
June 25, 2012 by  
**Michael Alan Schoenwald.**

Tiffany Olson  
Notary Public  
(My commission expires: 3-3-2014)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/18/2012 under Escrow No. 151-2427569



220711

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STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-220711

06/26/2012

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1. Assessor Parcel Number(s)

- a) 002-023-14
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$10,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ ))
- c) Transfer Tax Value: \$10,000.00
- d) Real Property Transfer Tax Due \$39.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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 parties agree that 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: Michael Alan Schoenwald  
Signature: \_\_\_\_\_

Capacity: SELLER  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Michael Alan Schoenwald  
Address: Post Office 211008  
City: Crescent Valley  
State: NV Zip: 89821

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Chris J. Sirani and Jennifer L. Miller-Sirani  
Address: 19711 North Cairns Place  
City: Mountain Home  
State: ID Zip: 83647

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company  
Address: 524 Commercial Street  
City: Elko

File Number: 151-2427569 JH/CU  
State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)