

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:

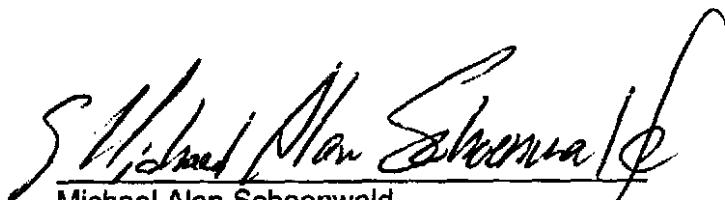
BLOCK 4, LOT 17 OF CRESCENT VALLEY RANCH AND FARMS UNIT # 1 AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA APRIL 6, 1956.

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.

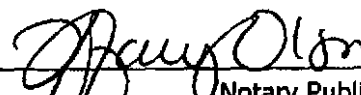
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

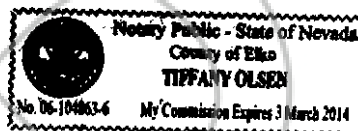
Date: 06/18/2012


Michael Alan Schoenwald

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

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


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

Book: 533 06/26/2012
Page: 203 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE

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 _____

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

Capacity: SELLER

Signature: _____

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)

Chris J. Sirani and

Print Name: 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 File Number: 151-2427569 JH/CU

Address: 524 Commercial Street

City: Elko State: NV Zip: 89801

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

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FOR RECORDERS OPTIONAL USE

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Notes: _____