

DOC # 0220824

07/20/2012

01:02 PM

Official Record

Recording requested By  
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$663.00

Recorded By: FES

Book- 534 Page- 0092

APN 07-380-65

Grantee's Adress:

PO Box 74

Eureka, Nv 89316

# 1048045-27



0220824

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 14 day of July, 2012, by and between JANUS GORECKI and CANDACE GORECKI, husband and wife, parties of the first part, and hereinafter referred to as "Grantors", and TIMOTHY S. ROSENER, a married man as his sole and separate property, party of the second part and hereinafter referred to as "Grantee";

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantee, and to his heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder



## EXHIBIT "A"

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

Parcel 4 as shown on that certain Parcel Map for JERRY R. MARTIN, JOHN T. and BECKY O'FLAHERTY and CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land conveyed to OWEN J. MILLER and CHERYL MILLER, husband and wife, by deed recorded February 7, 2005, in Book 406, Page 270, Official Records, Eureka County, Nevada, more particularly described as follows:

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.B.D.&M., more particularly described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.,

Thence N. 88° 12' 43" E., along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence S. 88° 12' 43" W., along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Owen J. and Cheryl Miller, by deed recorded May 7, 2012, in Book 533, Page 42, Official Records of Eureka County, Nevada, more particularly described as follows:

A parcel of land located in Section 28, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, being a portion of that parcel shown on a Boundary Line Adjustment, Record of Survey for Owen J. & Cheryl Miller, Jerry Martin, John T. O'Flaherty, Becky O'Flaherty and Curtis P. Hayward, as File No. 196151, more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 4 as shown on the Parcel Map for Jerry R. Martin, John T. & Becky O'Flaherty and Curtis P. Hayward, on file in the Office of the Eureka County Recorder, Eureka, Nevada, as File No. 163256, thence North 88°12'50", 118.47 feet along the Northerly line of said Parcel No. 4, to Corner No. 1, the true point of beginning;

Thence continuing North 88°12'50" East, 86.46 feet along said Northerly line of Parcel No. 4, to Corner No. 2;

Thence South, 27.48 feet, to Corner No. 3;

Thence East, 30.00 feet, to Corner No. 4;

Thence North, 28.42 feet, to Corner No. 5, a point being on the Northerly line of said Parcel No. 4;

Thence North 88°12'50" East, 89.61 feet along said Northerly line of Parcel No. 4, to Corner No. 5, a point being the Northeast corner of said Parcel No. 4;

Thence South 00°13'02" East, 100.28 feet along the Easterly line of said Parcel No. 4, to Corner No. 6;

Thence South 88°24'23" West, 206.43 feet, to Corner No. 7;

Thence North 00°00'44" West, 99.57 feet, to Corner No. 1, the point of beginning.

FURTHER EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 07-380-65  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |                             |                 |  |                         |
|-----------------------------|-----------------|--|-------------------------|
| a) <input type="checkbox"/> | Vacant Land     | b) <input checked="" 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 type="checkbox"/>            | Mobile Home             |
| i) <input type="checkbox"/> | Other _____     |  |                         |

3. Total Value/Sales Price of Property \$170,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$170,000.00  
 Real Property Transfer Tax Due: \$ 663.00

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: *Janus Gorecki* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee  
Timothy S. Rosener

**SELLER (GRANTOR) INFORMATION**

Print Name: Janus Gorecki  
 Address: P. O. Box 182  
 City/State/Zip Tuscarora, NV 89834

**BUYER (GRANTEE) INFORMATION**

Print Name: Timothy S. Rosener  
 Address: P. O. Box 74  
 City/State/Zip Eureka, NV 89316

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

Company Name: Stewart Title Company Escrow No 1048045-27  
 Address: 665 Campton Street  
 City Ely State: NV Zip 89315



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$17.00  
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- 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

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Janus Gorecki

Signature: \_\_\_\_\_ Capacity: Grantee  
Timothy S. Rosener

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Print Name: Janus Gorecki  
Address: P. O. Box 182  
City/State/Zip Tuscarora, NV 89834

**BUYER (GRANTEE) INFORMATION**

Print Name: Timothy S. Rosener  
Address: P. O. Box 74  
City/State/Zip Eureka, NV 89316

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

Company Name: Stewart Title Company Escrow No 1048045-27  
Address: 665 Campton Street  
City Ely State: NV Zip 89315