

DOC # 0223794

02/15/2013

04:07 PM

Official Record

Recording requested By  
SHAUN DIAMOND

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$292.50

Recorded By: FES

Book- 547 Page- 0249

APN: 001-131-06

Recording Requested By  
and Return to:

*Shaun and Terrilyn Diamond*  
*P.O. Box 843*  
*Eureka, NV 89316*



The undersigned affirms that this document  
does not contain a social security number.

Grantees' Address/

Mail tax statement to:

41 S. Spring Street  
Eureka, NV 89316

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 15<sup>th</sup> day of December,  
2012, by and between <sup>& her</sup> I. CLAIRE MORROW, an unmarried woman, Grantor, and  
SHAUN E. DIAMOND and TERRILYN DIAMOND, husband and wife, as joint  
tenants with right of survivorship, Grantees.

**W I T N E S S E T H:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby grant,  
bargain, sell and convey unto the said Grantees, as joint tenants with right of  
survivorship, and to the assigns, heirs, executors, administrators and successors of the  
survivor, forever, all those certain lots, pieces, or parcels of land situate, lying and being  
in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 6 in Block 6, as shown on the plat of the Town of Eureka, filed in the  
office of the County Recorder of Eureka County, Nevada.

EXCEPTING THEREFROM all uranium, thorium or any other material  
which is or may be peculiarly essential to the production of fissionable  
materials, whether or not of commercial value, reserved by the United  
States of America in patent recorded December 19, 1947, Book 23, Page  
226, Deed Records of Eureka County, Nevada.

GOICOCHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

**RESERVING THEREFROM** an easement six feet (6') in width along the northerly edge of said property for the purpose of ingress and egress to the adjoining Lot 5 in Block 6, as shown on the plat of the Town of Eureka, filed in the office of the County Recorder of Eureka County, Nevada.

**TOGETHER WITH** all buildings and improvements situate thereon.

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

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

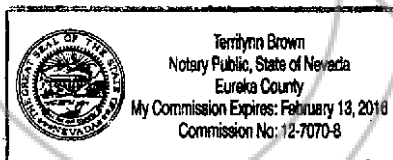
**IN WITNESS WHEREOF**, the Grantor has executed this deed the day and year first hereinabove written.

**GRANTOR:**

  
**I. CLAIRE MORROW**

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF Eureka    )

This instrument was acknowledged before me on the 16<sup>th</sup> day of February, 2013, by **I. CLAIRE MORROW**.



  
**NOTARY PUBLIC**

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
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ELKO, NEVADA 89801  
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STATE OF NEVADA  
**DECLARATION OF VALUE**

**DOC # DV-223794**  
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**1. Assessor Parcel Number (s)**

- a) 001/31-06
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECOR  
 Document/In  
 Book: \_\_\_\_\_  
 Date of Recd  
 Notes: \_\_\_\_\_

Recording requested By  
 SHAUN DIAMOND

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

**2. Type of Property:**

- |                             |              |  |                             |
|-----------------------------|--------------|--|-----------------------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. <i>code</i> |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex                    |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l                |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home                 |
| i) <input type="checkbox"/> | Other        |  |                             |

Page 1 of 1 Fee: \$15.00  
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**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 75,000.00  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 292.50

**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 *I. Claire Morrow* Capacity *Seller*  
 Signature *Shaun E. Diamond* Capacity *Buyer*

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: *I. Claire Morrow*  
 Address: *31 South Spring Street*  
 City: *Eureka*  
 State: *NV* Zip: *89316*

(REQUIRED)  
 Print Name: *Shaun E. Diamond & Terrilyn Diamond*  
 Address: *41 South Spring Street*  
 City: *Eureka*  
 State: *NV* Zip: *89316*

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_