

02/15/2013

04:07 PM

Official RecordRecording requested By
SHAUN DIAMONDEureka 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



0223794

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 15th day of December,
2012, by and between *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.

WITNESSETH:

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.

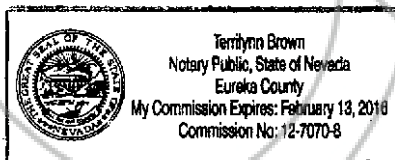
IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

GRANTOR:

L. Claire Morrow
I. CLAIRE MORROW

STATE OF NEVADA)
 : ss.
COUNTY OF Eureka)

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



[Signature]
NOTARY PUBLIC

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 001/31-06
b) _____
c) _____
d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res. <u>code</u>
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		

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$

\$ 75,000.00
\$
\$
\$ 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 <u>I. Claire Morrow</u>	Capacity <u>Seller</u>
Signature <u>Shaun E. Diamond</u>	Capacity <u>Buyer</u>

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

BUYER (GRANTEE) INFORMATION

(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: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECOR

Document/In
Book:
Date of Rec
Notes:

DOC # DV-223794

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Official Record

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SHAUN DIAMOND

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