

DOC# 224167  
04/26/2013 10:33AM

**Official Record**

Requested By  
STEWART TITLE ELKO

Eureka County - NV  
Mike Rebaleati - Recorder

Page: 1 of 4 Fee: \$42.00  
Recorded By FS RPTT: \$58.50  
Book- 0549 Page- 0180



0224167

|                         |               |
|-------------------------|---------------|
| A.P.N. No.:             | 002-027-28    |
| R.P.T.T.                | \$58.50       |
| Escrow No.:             | 01415-3803    |
| Recording Requested By: |               |
| Stewart Title           |               |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To:  |               |
| Jay R Mossi             |               |
| 1181 Carol Ave          |               |
| Caldwell, ID 83605      |               |

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Salvatore S D'Agostino and Nancy C D'Agostino , Trustees of the Salvatore S D'Agostino and Nancy C D'Agostino Family Trust Agreement dated October 10, 2000 as to Parcel 1 and Salvatore D'Agostino and Nancy D'Agostino, husband and wife as to Parcel 2 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jay R Mossi and Alexandra P Mossi, as husband and wife as joint tenants, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-17-2013

The Salvatore S. D'Agostino and Nancy C D'Agostino Family Trust Agreement dated October 10, 2000

Salvatore S D'Agostino Trustee  
Salvatore S D'Agostino, Trustee

Nancy C D'Agostino Trustee  
Nancy C D'Agostino, Trustee

Salvatore D'Agostino  
Salvatore D'Agostino

Nancy D'Agostino  
Nancy D'Agostino

State of California

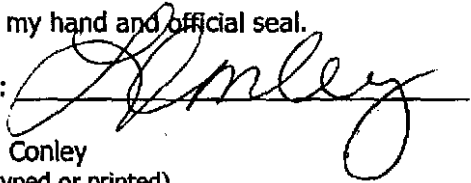
County of Santa Clara

On 17th day of April, 2013 before me, L. Conley a Notary Public, personally appeared Salvatore D'Agostino and Nancy D'Agostino, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:



Name: L. Conley  
(typed or printed)

(Seal)



State of California

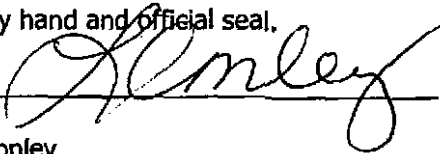
County of Santa Clara

On 17th day of April, 2013 before me, L. Conley a Notary Public, personally appeared Salvatore S. D'Agostino and Nancy C. D'Agostino, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature:



Name: L. Conley  
(typed or printed)



(Seal)



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File Number: 01415-3803

**PARCEL 1**

Lots 1 and 2, Block 2, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in deed from SOUTHERN PACIFIC LAND COMPANY to H.I. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.

**PARCEL 2**

All that certain real property situate within the West 1/2 of Section 4, Township 29 North, Range 48 East, M.D.M., being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 2, as shown on that map entitled "Crescent Valley Ranch & Farms, Unit No. 1", filed for record April 6, 1959, Official Records of Eureka County, State of Nevada, File No. 34081;

Thence N. 89°39'13" E., 20.47 feet;

Thence S. 00°11'17" E., 300.01 feet;

Thence S. 89°39'13" W., 28.65 feet to the southeast corner of said Lot 1;

Thence along the east line of said Lot 1, N. 01°22'30" E., 300.14 feet to the Point of Beginning.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in deed from SOUTHERN PACIFIC LAND COMPANY to H.I. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.



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04/26/2013

10:33AM

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaletti - Recorder

Page: 1 of 1

Fee: \$42.00

Recorded By FS

PRTT: \$58.50

1. Assessor Parcel Number(s)

a) 002-027-28

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'Vnd'l

g)  Agricultural h)  Mobile Home

i)  Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property

\$15,000.00

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

\$16,000.00

Real Property Transfer Tax Due:

\$58.50

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 375.080 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

Capacity Grantor

The Salvatore S D'Agostino and Nancy C D'Agostino  
Family Trust dated October 10, 2000, Salvatore  
D'Agostino, and Nancy D'Agostino

Signature

Capacity Grantee

Jay R. Mossi

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Salvatore S D'Agostino and  
Nancy C D'Agostino Family Trust  
dated October 10, 2000

Address: 6205 Dunville Way

City: Hollister

State: CA

Zip: 95023

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jay R Mossi et al

Address: 181 T184 Carol Ave

City: Caldwell

State: ID

Zip: 83605

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

Print Name: Stewart Title Company

Escrow #: 01415-3803

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED