

DOC# 224917

10/03/2013

02:19PM

Official Record

Requested By
FIRST AMERICAN TITLE SPARKS

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By FS RPTT: \$842.40
Book- 0555 Page- 0184



0224917

A.P. No. 007-450-16
Escrow No. 125-2444259-CY/VT
R.P.T.T. \$842.40

WHEN RECORDED RETURN TO:

John Ryan Christiansen and Kimberly Louise
Christiansen
1265 Gitla Avenue
Eureka, NV 89316

MAIL TAX STATEMENTS TO:

John Ryan Christiansen and Kimberly Louise Christiansen
1265 Gitla Avenue
Eureka, NV 89316

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Iris Grossman and Aharon Grossman, wife and husband as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

John Ryan Christiansen and Kimberly Louise Christiansen, 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:

**PARCEL 2-1 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR WILD BALANCE CORP.
FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF
NEVADA. ON MARCH 6, 2008, AS FILE NO. 211697, BEING A PORTION OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B. & M**

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: June 26, 2013

State of Israel
Municipality of Tel Aviv-Yafo
Embassy of the
United States of America

ss:



Aharon Grossman



Iris Grossman

STATE OF ~~NEVADA~~)
 : ss.
COUNTY OF ~~WASHOE~~)

This instrument was acknowledged before me on
June 26th, 2013 by
Aharon Grossman and Iris Grossman.

Julia Forrest **Julia Forrest**
Notary Public Notarizing Officer

(My commission expires: **INDEFINITE**)

Embassy of the United States of America
Consular Section - ACS/PPT
71 Hayarkon Street
Tel Aviv, Israel 63903

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/12/2013 under Escrow No. 125-2444259



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-224917

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1. Assessor Parcel Number(s)

- a) 007-450-16
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$216,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$216,000.00
- d) Real Property Transfer Tax Due \$842.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: [Signature]

Capacity: Grantee

Signature: [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Aharon Grossman and Iris Grossman

Print Name: John Ryan Christiansen and Kimberly Louise Christiansen

Address: Post Office Box 339 Yakir 44843 Israel

Address: 1265 Gitla Avenue

City: Post Office Box 339 Yakir 44843 Israel

City: Eureka

State: _____ Zip: _____

State: NV Zip: 89316

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

Print Name: First American Title Insurance Company

File Number: 125-2444259 CY/EG

Address: 3080 Vista Blvd., Suite 106

City: Sparks

State: NV Zip: 89436

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