

**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

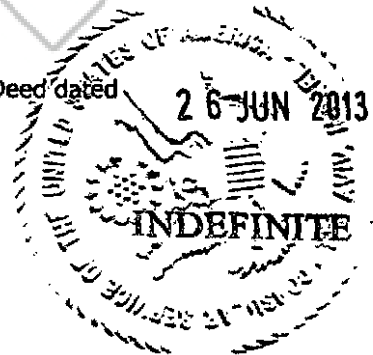
June 26<sup>th</sup>, 2013 by  
Aharon Grossman and Iris Grossman.

  
\_\_\_\_\_  
Notary Public  
(My commission expires: **INDEFINITE**)

**Julia Forrest**  
Notarizing Officer

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



224917

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STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-224917

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Page: 1 of 1

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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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Aharon Grossman and Iris

Print Name: Grossman

Post Office Box 339 Yakir 44843

Address: Israel

City: Post Office Box 339 Yakir 44843 Israel

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

John Ryan Christiansen  
and Kimberly Louise

Print Name: Christiansen

Address: 1265 Gitla Avenue

City: Eureka

State: NV Zip: 89316

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

First American Title Insurance

Print Name: 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)