

APN: 002-032-23

When Recorded return to:

Joseph & Karen Bowser  
352 Third Street  
Crescent Valley, NV 89821

01415-7293-29

**DOC# 224990**

10/16/2013 01:08PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV  
Mike Rebaleti - Recorder**

Page: 1 of 2 Fee: \$15.00  
Recorded By FS RPTT: \$228.15  
Book- 0556 Page- 0001



0224990

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 9 day of October, 2013, by and between STEVEN A. McGRAW, an unmarried man, Grantor; and JOSEPH R. BOWSER and KAREN L. BOWSER, husband and wife as joint tenants with right of survivorship, Grantees;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to him in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants with right of survivorship, and not as tenants in common, and to successors and assigns of the surviving Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 22, Block 12, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per Map recorded in the Office of the County Recorder of Eureka County, Nevada, as *d* 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, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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

TOGETHER WITH all buildings and improvements situate thereon.

SUBJECT to all reservations, restrictions, rights of way and easements of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantees, and to the survivor thereof, and to the successors and assigns of the Grantees forever.


IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

  
STEVEN A. McGRAW

STATE OF Colorado  
: ss.  
COUNTY OF Washington

On this 9 day of October, 2013, personally appeared before me, a Notary Public, STEVEN A. McGRAW, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.



  
NOTARY PUBLIC  
Commission Expires 09-09-16

Notary  
Susan Watson  
662 Bent  
Aron, CO 80720



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-224990**  
10/16/2013 01:08PM

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1. Assessor Parcel Number(s)

- a) 002-032-23
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$58,200.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \$58,200.00

Real Property Transfer Tax Due: 228.15

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 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 Steven A McGraw Capacity Grantor

Signature Joseph R Bowser and Karen L Bowser Capacity Grantee  
and wife as joint tenants

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

Print Name: Steven A McGraw  
Address: 366 Birch Ave  
City: Akron  
State: CO Zip: 80720

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

Print Name: Joseph R Bowser  
Address: 352 3rd Street  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: Stewart Title Company Escrow #: 01415-7293  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801