

DOC# 226644
01/17/2014 02:23PM

Official Record

Requested By
STEWART TITLE ELKO
Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 3 Fee: \$16.00
Recorded By LH RPTT: \$0.00
Book- 0561 Page- 0306



A.P.N. No.:	002-018-20
R.P.T.T.	\$0
Escrow No.:	01415-8939
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Terry Foster	
4038 Eureka Avenue	
Crescent Valley, NV 89821	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nancy Foster, a married woman and spouse of grantee herein, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Terry Foster, a married man as is sole and separate property**, 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY

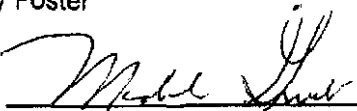
Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

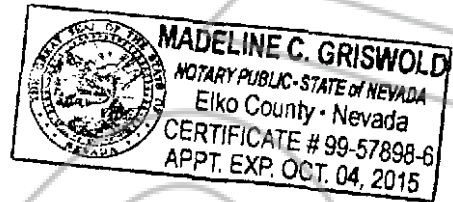
Dated: 1/17/14

Nancy Foster

State of Nevada)
County of Elko) ss.

This instrument was acknowledged before me on 17th day of January, 2017
By: Nancy Foster

Signature: 
Notary Public



COPY

(One inch Margin on all sides of Document for Recorder's Use Only)



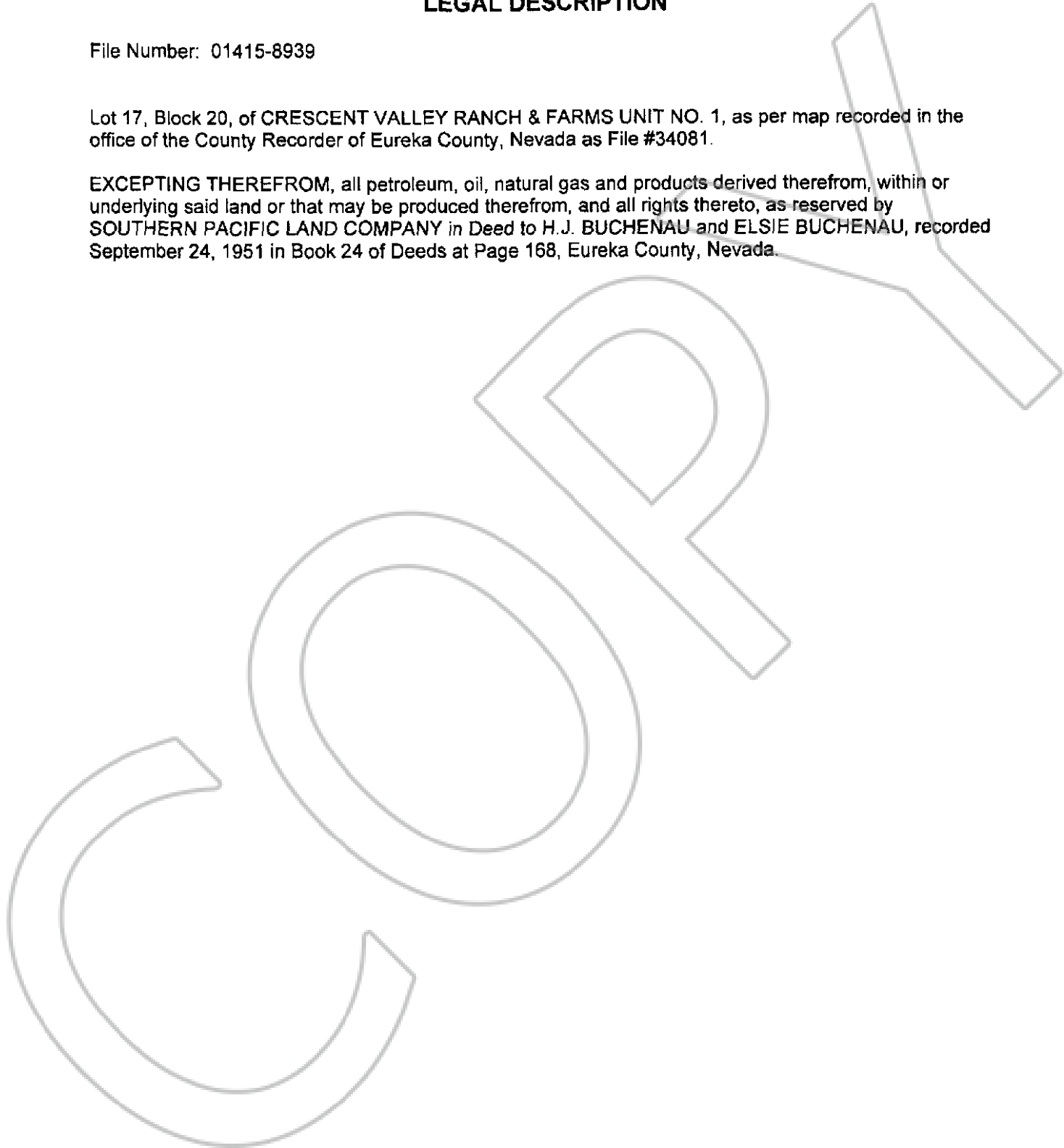
226644

**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 01415-8939

Lot 17, Block 20, 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 #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.



(One inch Margin on all sides of Document for Recorder's Use Only)

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STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDER	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- Assessor Parcel Number(s)
 - 002-018-20 _____
 - _____
 - _____
 - _____

- Type of Property

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Res.
c) <input checked="" type="checkbox"/> Condo/Townhouse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Commercial/Industrial
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other: _____	

- Total Value/Sales Price of Property _____
 - Deed in Lieu of Foreclosure Only (Value of Property) _____
 - Transfer Tax Value _____
 - REAL PROPERTY TRANSFER TAX DUE: _____

- If Exemption Claimed:
 - Transfer Tax Exemption, per NRS 375.090, Section: 5
 - Explain Reason for Exemption: Spouse to Spouse

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: Nancy Foster Capacity: Grantor

Signature: Terry Foster Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Nancy Foster
Address: 4038 Eureka Avenue
City/ST/Zip: Crescent Valley, NV 89821

Print Name: Terry Foster
Address: 4038 Eureka Ave
City/ST/Zip: Crescent Valley, NV 89821

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Stewart Title Company
Address: 810 Idaho Street
City: Elko

Escrow No.: 01415-8939

State: NV Zip: 89801

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