

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



0226644

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

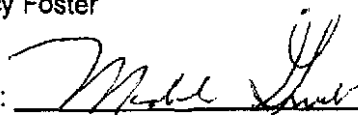
  
Nancy Foster

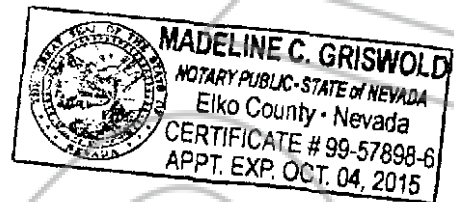
State of Nevada

)  
) ss.

County of Elko

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

Signature:   
Notary Public



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

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**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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Page: 1 of 1

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STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

a) 002-018-20

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

## FOR RECORDER

Document/Instrument No. \_\_\_\_\_

Book \_\_\_\_\_

Page \_\_\_\_\_

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

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

## 2. Type of Property

a) ☒ Vacant Landb) ☐ Single Family Res.c) ☐ Condo/Townhoused) ☐ 2-4 Plexe) ☐ Apartment Bldg.f) ☐ Commercial/Industrialg) ☐ Agriculturalh) ☐ Mobile Homei) ☐ Other: \_\_\_\_\_

## 3. a. Total Value/Sales Price of Property

b. Deed in Lieu of Foreclosure Only (Value of Property)

c. Transfer Tax Value

d. REAL PROPERTY TRANSFER TAX DUE:

0

0

## 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5b. Explain Reason for Exemption: Spouse to Spouse5. 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: GranteeSELLER (GRANTOR) INFORMATION  
(REQUIRED)Print Name: Nancy FosterAddress: 4038 Eureka AvenueCity/ST/Zip Crescent Valley, NV 89821BUYER (GRANTEE) INFORMATION  
(REQUIRED)Print Name: Terry FosterAddress: 4038 Eureka AveCity/ST/Zip Crescent Valley, NV 89821

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

Company Name: Stewart Title CompanyEscrow No.: 01415-8939Address: 810 Idaho StreetCity: ElkoState: NVZip: 89801

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