

DOC# 227014

02/27/2014

11:15AM

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By LH RPTT: \$19.50

Book- 0563 Page- 0194



0227014

A.P.N. No.:	002-052-21
R.P.T.T.	\$19.50
Escrow No.:	01415-9431
Recording Requested By:	
Stewart Title	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
John A Kellerman	
348 Third Street	
Crescent Valley, NV 89821	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That North Star Equities, Corp., a Nevada Corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to John A Kellerman, a single man, 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

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

Dated: 2/15/14

NORTH STAR EQUITIES, CORP.

Stan Linsky, President

State of Nevada

County of Clark

ss.

This instrument was acknowledged before me on the 15 day of February, 2014

By: North Star Equities, Corp.

Signature: Mildred DeLozier  
Notary Public



MILDRED DELOZIER  
Notary Public, State of Nevada  
Appointment No. 06-109413-1  
My Appt. Expires Aug 5, 2015

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File Number: 01415-9431

Lot 8, Block 30, 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 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.

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



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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-227014**

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**1. Assessor Parcel Number(s)**

a) 002-052-21

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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

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

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

**3. Total Value/Sale Price of Property**

\$5,000.00

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

Transfer Tax Value:

\$5,000.00

Real Property Transfer Tax Due:

\$19.50

**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 \_\_\_\_\_

Capacity \_\_\_\_\_

North Star Equities, Corp., a Nevada Corporation

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

John A Kellerman

BUYER

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

Print Name: North Star Equities, Corp.

Address: 4080 Paradise Road #15

City: Las Vegas

State: NV Zip: 89109

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

Print Name: John A Kellerman

Address: 348 Third Street

City: Crescent Valley

State: NV Zip: 89821

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

Print Name: Stewart Title Company

Escrow #: 01415-9431

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**