

A.P. No. 008-400-02 and 001-173-04
Escrow No. 151-2464380-TO/VT
R.P.T.T. \$702.00

WHEN RECORDED RETURN TO:
Jesse James Watts
Post Office Box 247
Eureka, NV 89316

MAIL TAX STATEMENTS TO:
Post Office Box 247
Eureka, NV 89316

DOC# 227296
05/08/2014 03:31PM
Official Record
Requested By
FIRST AMERICAN TITLE ELKO
Eureka County - NV
Mike Rebaleati - Recorder
Page: 1 of 3 Fee: \$16.00
Recorded By LH RPTT: \$702.00
Book- 0565 Page- 0150



GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joel T. Jeppesen and Sheila F. Jeppesen, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Jesse James Watts, a married man as joint tenants with right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN BLOCK 107 OF THE TOWNSITE OF EUREKA, NEVADA, IN SW1/4NW1/4, SECTION 24, TOWNSHIP 19 NORTH, RANGE 53 EAST, ACCORDING TO THE U.S.D.I. GENERAL LAND OFFICE MAP DATED NOVEMBER 19, 1937, BEGINNING AT A POINT 171.86 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 107, AND PROGRESSING A DISTANCE OF 92 FEET ON A TRUE BEARING OF NORTH 89°59' WEST TO AN INTERSECTION ON THE STATE HIGHWAY EAST R/W LINE, THENCE A DISTANCE OF 154 FEET ALONG SAID R/W LINE ON A TRUE BEARING OF NORTH 2°04' WEST, THENCE A DISTANCE OF 154 FEET ON A TRUE BEARING OF SOUTH 89°59' WEST, THENCE A DISTANCE OF 92 FEET ON A TRUE BEARING OF SOUTH 89°59' WEST, THENCE A DISTANCE OF 154 FEET ON A TRUE BEARING OF SOUTH 2°04' EAST TO THE POINT OF BEGINNING.

PARCEL 2:

A FURTHER PARCEL OF LAND LYING WITHOUT THE TOWNSITE OF EUREKA, NEVADA, AND AS MORE FULLY DESCRIBED IN THE OFFICE OF THE COUNTY RECORDER, EUREKA COUNTY, NEVADA, IN BOOK 21, DEEDS, PAGE 263, TO WHICH REFERENCE IS HEREBY MADE.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 13, 2011, IN BOOK 0517, PAGE 0151, AS INSTRUMENT NO. 217724

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: 05/06/2014

DRAFT



227296

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Page: 151 2 of 3

Official Record

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FIRST AMERICAN TITLE ELKO

Eureka County - NV
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Page: 1 of 1

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-400-02
- b) 001-173-04
- 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'W/nd'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:

\$180,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$180,000.00

d) Real Property Transfer Tax Due

\$702.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]
Signature: [Signature]

Capacity: Seller
Capacity: seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Joel T. Jeppesen and Sheila F.

Print Name: Jeppesen

Print Name: Jesse James Watts

Address: 504 Blaine Court

Address: 991 South Main Street

City: Eureka Gillette

City: Eureka

State: AZ Zip: 82716

State: NV Zip: 89316

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

First American Title Insurance

Print Name: Company

File Number: 151-2464380 TO/TO

Address: 526 Idaho Street

City: Elko

State: NV Zip: 89801

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