

DOC # 0227326

05/19/2014 04:34 PM

Official Record
Recording requested By
JESSE WATTS

A.P.N.: 008-400-02 and 001-173-04
File No:
R.P.T.T.: \$0.00

Eureka County - NV
Mike Rebaleati - Recorder
Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: LLH
Book- 565 Page- 0304

When Recorded Mail To: Mail Tax Statements To:
Jesse James Watts and Annelle D. Watts
P.O. Box 247
Eureka, NV 89316



GRANT, BARGAIN and SALE DEED

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

Jesse James Watts, a married man as his sole and separate property

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

Jesse James Watts and Annelle D. Watts, husband and wife 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


COPY



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Page: 305

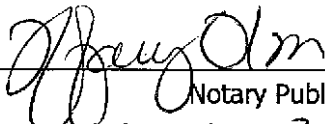
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Page: 2 of 3



Jesse James Watts

STATE OF **NEVADA**)
 : ss.
COUNTY OF **ELKO**)

This instrument was acknowledged before me on May 6, 2014 by **Jesse James Watts**.



Notary Public
(My commission expires: 3-3-2018)



Notary Public - State of Nevada
County of Elko
TIFFANY OLSEN

06-104863-6 My Commission Expires March 3, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 06, 2014**

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-227326

05/19/2014 04:34 PM

Official Record

1. Assessor Parcel Number(s)

- a) 008-400-02
- b) 001-173-04
- c) _____
- d) _____

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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 _____

Notes: _____

3. a) Total Value/Sales Price of Property:

~~-\$0.00~~ \$180,000

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$0.00

d) Real Property Transfer Tax Due

\$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: spouse to spouse

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: _____

Capacity: grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jesse James Watts

Jesse James Watts and

Print Name: Annelle D. Watts

Address: P.O. Box 247

Address: P.O. Box 247

City: Eureka

City: Eureka

State: NV Zip: 89316

State: NV Zip: 89316

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

Print Name: _____

File Number: / _____

Address: _____

City: _____

State: _____ Zip: _____

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