

DOC# 227327

05/20/2014

11:21AM

Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 3

Fee: \$16.00

Recorded By LH

RPTT: \$2,437.50

Book- 0565 Page- 0307



0227327

A.P.N. No.:	007-210-44
R.P.T.T.	\$2,437.50
Escrow No.:	01415-10335
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Anthony Miller	
HC 62 Box 62152	
Eureka, NV 89316	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Luke G. Yoder and Bonnitta Yoder, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Anthony Miller, 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: 4/24/14

Luke G. Yoder
Luke G. Yoder

Bonnitta Yoder
Bonnitta Yoder

State of NC)
County of Washington) ss.

This instrument was acknowledged before me on the 24th day of April, 2014
By: Luke G. Yoder and Bonnitta Yoder

Signature: [Signature]
Notary Public
[Signature]
6/20/15 Expiration



EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 01415-10335

Parcel 2 as shown on that certain Parcel Map for Luke G. Yoder and Bonnitta Yoder filed in the office of the County Recorder of Eureka County, State of Nevada, on March 3, 2014, as File No. 227020, being a portion of the W1/2 of Section 35, Township 21 North, Range 53 East, M.D.B.&M..

EXCEPTING THEREFROM all the oil and gas in the land so patented as reserved by the United States of America in Patent recorded June 17, 1964, in Book 4, page 255, Official Records of Eureka County, Nevada.

TOGETHER WITH all parts that pertain to the wells and pivots.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations and all other means for the diversion or use of water appurtenant to the said land or any part thereto, for irrigation, stockwatering, domestic or any other use.

(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-227327

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1. Assessor Parcel Number(s)

a) 007-210-44

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

\$625,000.00

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

Transfer Tax Value: \$625,000.00

Real Property Transfer Tax Due: \$2,437.50

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

Luke G. Yoder

Capacity

Signature

Anthony Miller

Capacity

Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Luke G. Yoder, et ux

Address: 654 Candy Field Rd

City: Pantego

State: NC

Zip: 27860

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Anthony Miller

Address: HC 62 Box 62152

City: Eureka

State: NV

Zip: 89316

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

Print Name: Stewart Title Company

Escrow #: 01415-10335

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED