

DOC # 0227564

06/30/2014

01:18 PM

Official Record

Recording requested By
DAWN GANN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$56.55

Recorded By: LH

Book- 567 Page- 0153

APN: 002-017-018

Send Tax Statements To:

Robert Shane Rosecrans
2257 Lander Ave.
Crescent Valley, NV 89821

When recorded return to:

Dawn Gann
2257 Lander Ave.
Crescent Valley, NV 89821



0227564

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **DAWN A. GANN**, as Grantor, do hereby grant, bargain and sell to **ROBERT SHANE ROSECRANS and DAWN A. GANN**, as joint tenants with rights of survivorship, as Grantee, and to its successors and assigns, forever, the property located in the County of Eureka, State of Nevada, described as follows:

Lot 13, Block 9, Crescent Valley Ranch & Farms, Unit 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada as File Number 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, 1915, in Book 24, Deeds at Page 168, Eureka County.

TOGETHER with any and all improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and the reversion and reversions, remainder and remainder, rents, issues and profits thereof.

TOGETHER WITH all and singular the tenements,
hereditaments, easements, and appurtenances
thereunto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD the property, with the appurtenances
to the Grantee and its successors and assigns of the Grantee,
forever.

SIGNED this 30th day of June, 2014.

GRANTOR:

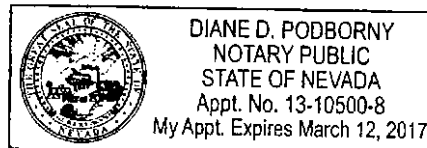
Dawn A. Gann
DAWN A. GANN

State of Nevada
County of Eureka

On the 30th day of June, 2014, before me
Diane D. Podborny, the undersigned Notary,
personally appeared Dawn A. Gann * * *
personally known to me or proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies) or individually
and that by his/her/their signatures(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Diane D. Podborny
Signature of Notary



(Attach seal or stamp of Notary)

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-017-018
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
Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

Real Property Transfer Tax Due _____

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Notes:

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: Self to Self and Other

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 Dawn Gann

Capacity Owner

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____
Address: _____
City: _____

Escrow #: _____
State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED