

DOC # 0227565

07/01/2014

11:35 AM

Official Record

Recording requested By  
GUTIERREZ, JESUS ZELENIA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

Page 1 of 3

RPTT: \$150.15

Recorded By: LH

Book- 567 Page- 0155



0227565

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

PARCEL NUMBER: 007-392-08  
WHEN RECORDED RETURN TO:  
Rosalia Gutierrez  
P.O. Box 855  
Eureka, Nevada, 89316

## WARRANTY DEED

THE GRANTOR(S),

- Ignacio Garcia, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jesus Zelena Gutierrez, 568 El Rancho, Eureka, Eureka County, Nevada, 89316,  
the following described real estate, situated in Eureka, in the County of Eureka, State of Nevada:

(legal description): Parcel G1-2, as shown on that certain Parcel Map for CHEYENNE LAND AND LIVESTOCK, INC. Filed in the office of the County Recorder of Eureka County, State of Nevada, on February 20, 1998 as File No. 169772, being a portion of Lot 1 of Parcel G of Large Division Map, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

Description is as it appears in Document No. 07210919, Official Records, Eureka County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

**Grantor Signatures:**

DATED: 06-27-2014

Ignacio Garcia

Ignacio Garcia  
1440 Pine St  
Selma, California, 93662

STATE OF CALIFORNIA  
COUNTY OF FRESNO

On 06-27-2014 before me, Maria Cristina Aguilera Diaz, personally appeared Ignacio Garcia, 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), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

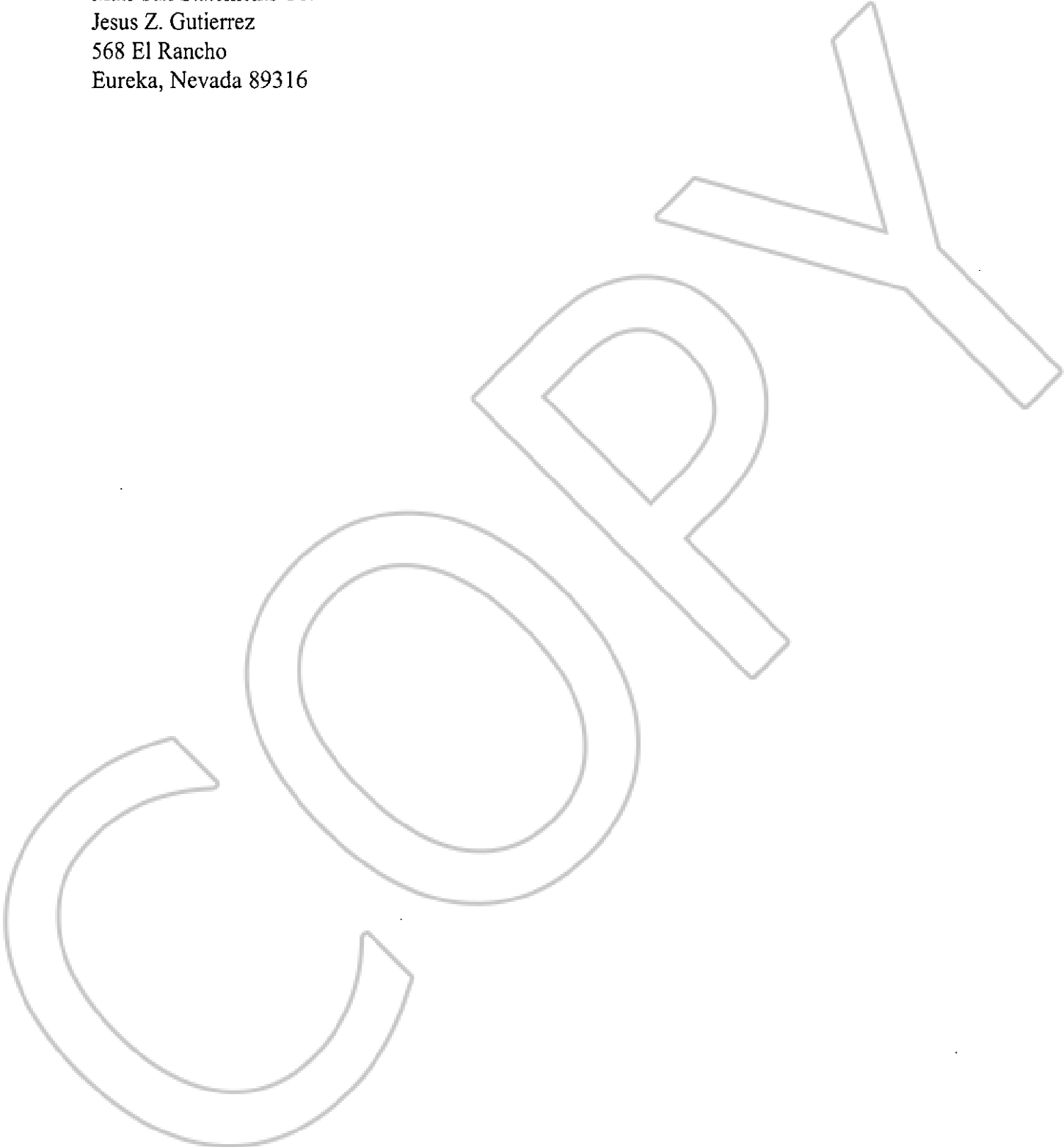
WITNESS my hand and official seal.



Maria Cristina Aguilera-Diaz (Notary Seal)  
Signature of Notary Public

Tax Parcel Number: 007-392-08

Mail Tax Statements To:  
Jesus Z. Gutierrez  
568 El Rancho  
Eureka, Nevada 89316



STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-227565

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1. Assessor Parcel Number(s)

- a) 007-392-08
- b) \_\_\_\_\_
- 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
- Other \_\_\_\_\_

Page 1 of 1 Fee: \$41.00  
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Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 38,334

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

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \$ 150.15

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 Jesus Zelena Gutierrez Capacity Buyer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: Jesus Zelena Gutierrez  
Address: PO BOX 855 568 EL Rancho  
City: Eureka  
State: NV Zip: 89316

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_