

APN# 007-395-18

When Recorded Return to:  
Hardy Law Group  
Del Hardy  
96 Winter Street.  
Reno, NV 89503

Mail tax statement to:  
Grantee: Pony Express Village LLC  
821 WEST BRIDGE ST  
YERINGTON:  
NV 89447

**DOC # 0229190**

03/09/2015

01:08 PM

**Official Record**

Recording requested By  
PONY EXPRESS VILLAGE LLC

Eureka County - NV  
Sara Simmons - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$117.00 Recorded By: LH  
Book- 577 Page- 0237



### GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 10 day of January 2015, by and between Lavernia Rasmussen, Grantor, and Pony Express Village LLC, Grantee.

#### WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration of lawful money of the United States of America, in hand paid by Grantee, receipt of which is hereby acknowledged, does by these presents grant, bargain and sell unto Grantee and to it's successors, and assigns forever, all that certain lot, parcel, or piece of land, commonly known as 583 El Gato Eureka, Nevada 89316, excepting therefrom the mineral rights, which are to be held by Grantor or her assignees and situated in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel C as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada on January 6, 1988, as File No. 115500, being a portion of Lot 4 of Parcel "B" of Large Division Map, E ½ Section 17, Township 20 North, Range 53 East, MDB&M.

(APN 007-395-18)

TOGETHER WITH the tenements, hereditaments and appurtenances, thereunto belonging or in any way appertaining and the reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises together with the appurtenances unto the Grantees and to their successors and assigns forever.



**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-229190**

03/09/2015 01:05 PM

**Official Record**

**1. Assessor Parcel Number (s)**

- a) 007-395-18
- 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
- i)  Other

**3. Total Value/Sales Price of Property:**

\$ 30,000.00  
Deed in Lieu of Foreclosure Only (value of property) \$  
Transfer Tax Value: \$  
Real Property Transfer Tax Due: \$ 117.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 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 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 Lavernia Rasmussen Capacity Grantor  
Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
Print Name: Lavernia Rasmussen  
Address: PO Box 112  
City: Eureka  
State: Nevada Zip: 89316

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Pony Express Village, LLC  
Address: 711 S. Carson Street, Suite 4  
City: Carson City  
State: Nevada Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Ryan Campbell, Esq. Escrow # \_\_\_\_\_  
Address: 151 Plumas Street  
City: Reno State: Nevada Zip: 89509