

DOC # 0229579

06/18/2015 10:33 AM

Official Record

Recording requested By
BONNIE ASCHE

Eureka County - NV

Sara Simmons - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: \$234.00 Recorded By: LH
Book- 579 Page- 0341



0229579

APN# 007 394 28
Recording Requested by:
Name: Bonnie Asche
Address: P.O. Box 671
City/State/Zip: Eureka NV 89316

Mail Tax Statements to:
Name: Monty Hudson
Address: _____
City/State/Zip: Eureka NV 89316

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Signature (Print name under signature)

Title

(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting _____

If legal description is a metes & bounds description, furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Eureka County Recorder's Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

Agreement to Sell Real Estate

This Agreement is made on MAY 2015, between BONNIE ASCHER,
Seller, of P.O. Box 611, City of EUREKA, EUREKA COUNTY,
State of NEVADA, and _____, Buyer, of
P.O. Box 534, City of EUREKA, EUREKA COUNTY,
State of NEVADA.

The Seller now owns the following described real estate, located at 576 EL GATO ST.,
City of EUREKA, EUREKA COUNTY, State of NEVADA:

Parcel A of LOT 2 PARCEL D PARCEL MAP # 126194
vesting Document # 0223323 DATE 5/18/2015
MAP Document # 582267, 126194 PARCEL # 007-394-18

For valuable consideration, the Seller agrees to sell and the Buyer agrees to buy this property for the following price and on the following terms:

1. The Seller will sell this property to the Buyer, free from all claims, liabilities, and indebtedness, unless noted in this Agreement.

2. The following personal property is also included in this sale:

ALL BUILDING AND WELL LOCATED ON THIS PROPERTY
SOLD AS IS

3. The Buyer agrees to pay the Seller the sum of \$ 60,000.00, which the Seller agrees to accept as full payment. This Agreement, however, is conditional upon the Buyer being able to arrange suitable financing on the following terms at least thirty (30) days prior to the closing date for this Agreement: a mortgage in the amount of N/A, payable in N/A monthly payments, with an annual interest rate of N/A percent.

4. The purchase price will be paid as follows:

Earnest deposit (upon signing this Agreement)	\$ <u>30,000.00</u>
Other deposit:	\$ <u>0</u>
Cash or certified check on closing (subject to any adjustments or prorations on closing)	\$ <u>30,000.00</u>
Total Purchase Price	\$ <u>60,000.00</u>

5. The Seller acknowledges receiving the Earnest money deposit of \$ 30,000.00 from the Buyer. If Buyer fails to perform this Agreement, the Seller shall retain this money. If Seller fails to perform this Agreement, this money shall be returned to the Buyer or the Buyer may have the right of specific performance. If Buyer is unable to obtain suitable financing at least thirty (30) days prior to closing, then this money will be returned to the Buyer without penalty or interest.

6. This Agreement will close on JUNE 18 2015, at _____ o'clock, at _____



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_____, City of _____, State of _____.

At that time, and upon payment by the Buyer of the portion of the purchase price then due, the Seller will deliver to Buyer the following documents:

- (a) A Bill of Sale for all personal property
- (b) A Warranty Deed for the real estate
- (c) A Seller's Affidavit of Title
- (d) A Closing Statement
- (e) Other documents:

7. At closing, pro-rated adjustments to the purchase price will be made for the following items:

- (a) Utilities —
- (b) Property taxes *to be paid by buyer*
- (c) The following other items:

8. The following closing costs will be paid by the Seller:

1/2 of Filing Fee - COUNTY OF EUREKA

9. The following closing costs will be paid by the Buyer:

ONE HALF OF Filing fee - EUREKA CO.

10. Seller represents that it has good and marketable title to the property and will supply the Buyer with either an abstract of title or a standard policy of title insurance. Seller further represents that the property is free and clear of any restrictions on transfer, claims, indebtedness, or liabilities except the following:

- (a) Zoning, restrictions, prohibitions, or requirements imposed by any governmental authority
- (b) Any restrictions appearing on the plat of record of the property



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17. The parties also agree to the following additional terms:

ALL Property, both REAL AND PERSONAL is sold AS IS
Seller to retain possession of house + LAND UNTIL JUNE, 20 2015

18. No modification of this Agreement will be effective unless it is in writing and is signed by both the Buyer and Seller. This Agreement binds and benefits both the Buyer and Seller and any successors and assigns. Time is of the essence of this Agreement. The acceptance of a deed by the Buyer shall be considered full performance of every obligation of the Seller under this Agreement. This document, including any attachments, is the entire agreement between the Buyer and Seller. This Agreement is governed by the laws of the State of NEVADA.

Bonnie A Asche

Signature of Seller

Signature of Witness for Seller

Bonnie A Asche

Name of Seller

Signature of Witness for Seller

Monty Hudson

Signature of Buyer

Signature of Witness for Buyer

Monty Hudson

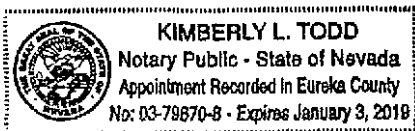
Name of Buyer

Signature of Witness for Buyer

State of Nevada
County of Eureka

This instrument was acknowledged before me on
May 18, 2015 by Bonnie Asche and Monty Hudson

Kimberly L. Todd
Notary Public



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STATE OF NEVADA

DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 007 394 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
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 60,000

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 234.00

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 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 Bonnie Asche Capacity Seller

Signature Monty Hudson Capacity Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Bonnie AscheAddress: P.O. Box 611City: EUREKAState: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Monty HudsonAddress: P.O. Box 534City: EUREKAState: NV Zip: 89316

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____