

DOC# 230499

11/10/2015

03:07PM

**Official Record**

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 2

Fee: \$15.00

Recorded By LH

RPTT: \$163.80

Book- 0586 Page- 0365



0230499

A.P.N. No.:	002-014-10
R.P.T.T.	\$163.80
Escrow No.:	01415-19298
Recording Requested By:	
Stewart Title	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Christopher James Sirani	
5086 Tenabo Ave	
Crescent Valley, NV 89821	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Jesica Ford**, a married woman as her sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher James Sirani**, a married man as his sole and separate property, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 2 as shown on that certain Parcel Map for CATTLEMENS TITLE GUARANTEE COMPANY filed in the office of the County Recorder of Eureka County, State of Nevada, on May 5, 1995, as File No. 157903, being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.


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, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

**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: 11/10/15

  
Jesica Ford

State of Nevada

)  
) ss.  
)

County of Elko

This instrument was acknowledged before me on the 10<sup>th</sup> day of November 2015  
By: Jessica Ford

Signature: \_\_\_\_\_

Notary Public



Notary Public - State of Nevada  
County of Elko  
TIFFANY OLSEN

No. 06-104863-6 My Commission Expires March 3, 2018

(One Inch Margin)



230499

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 002-014-10  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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**Notes:**

**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/Sale Price of Property**

\$42,000.00

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

Transfer Tax Value:

\$42,000.00

Real Property Transfer Tax Due:

\$163.80

**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 \_\_\_\_\_

Jesica Ford

Capacity Grantor

Signature \_\_\_\_\_

Christopher James Sirani

Capacity Grantee

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

Print Name: Jesica Ford  
Address: Po Box 988  
City: Elko  
State: NV      Zip: 89803

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

Print Name: Christopher James Sirani  
Address: 5086 Tenabo Ave  
City: Crescent Valley  
State: NV      Zip: 89821

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

Print Name: Stewart Title Company      Escrow #: 01415-19298  
Address: 810 Idaho Street  
City: Elko      State: NV      Zip: 89801

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**