

A.P.N. No.:	002-014-10
R.P.T.T.	\$0.00
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	

DOC# 230500
 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: \$0.00
 Book- 0586 Page- 0367



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jennifer Miller-Sirani, spouse of grantee** 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 3, 2015

Jennifer Miller-Sirani
Jennifer Miller-Sirani

State of Idaho

County of Ada

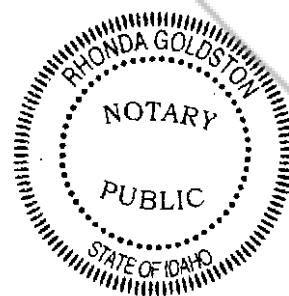
) ss.

This instrument was acknowledged before me on 3rd day of November, 2015
By: Jennifer Miller-Sirani

Signature: [Signature]

Notary Public

My Commission exp: 12/08/2018



**STATE OF NEVADA
DECLARATION OF VALUE**

DOC# DV-230500

11/10/2015

03:07PM

Official Record

Requested By

STEWART TITLE ELKO

FOI

Eureka County - NV

Sara Simmons - Recorder

Docur

Page: 1 of 1

Fee: \$15.00

Book

Recorded By LH

PRTT: \$0.00

Date

Notes:

1. Assessor Parcel Number(s)

- a) 002-014-10
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land
b) ☒ Single Family Res.
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Bldg.
f) ☐ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other: _____

3. a. Total Value/Sales Price of Property

\$42,000.00

b. Deed in Lieu of Foreclosure Only (Value of Property)

c. Transfer Tax Value

0.00

d. REAL PROPERTY TRANSFER TAX DUE:

0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: spouse to spouse

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: Jennifer Miller-Sirani Capacity: Grantor

Signature: Chris Sirani Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jennifer Miller-Sirani

Address: 5086 Tenabo Ave

City/ST/Zip Crescent Valley, NV 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher James Sirani

Address: 5086 Tenabo Ave

City/ST/Zip Crescent Valley, NV 89821

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Stewart Title Company

Escrow No.: 01415-19298

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)