

**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



0230500

<b>A.P.N. No.:</b>	002-014-10
<b>R.P.T.T.</b>	\$0.00
<b>Escrow No.:</b>	01415-19298
<b>Recording Requested By:</b>	
<b>Stewart Title</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Christopher James Sirani	
5086 Tenabo Ave	
Crescent Valley, NV 89821	

**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

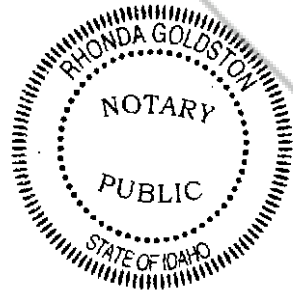
County of Ada

)  
) 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**

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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  
Address: 810 Idaho Street  
City: Elko

Escrow No.: 01415-19298

State: NV

Zip: 89801

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