

DOC # 0230815

01/12/2016

8:00 AM

APN # 005-210-37

Official Record
Recording requested By

Recording Requested By:

Name Law Office of Joseph E. Tinney

Address 17 Keller Street

City/State/Zip Petaluma, CA 94952

Eureka County - NV

Sara Simmons - Recorder

Fee: **\$40.00**

Page 1 of 2

RPTT: \$23.40

Recorded By:

Book- 588 Page- 0055



0230815

Grant Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

RECORDING REQUESTED BY
LAW OFFICE OF JOSEPH C. TINNEY
WHEN RECORDED MAIL THIS
DEED, and **UNLESS OTHERWISE SHOWN**
BELOW, MAIL TAX STATEMENT TO:

NAME: **GARY JOSEPH CHEDA & YVONNE CHEDA**
LAW OFFICE OF JOSEPH C. TINNEY
ADDRESS: 17 Keller Street
CITY & STATE: Petaluma, CA 94952

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
Gift - no consideration

DOCUMENTARY TRANSFER TAX \$ 0

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances
remaining at time of sale.

Joseph C. Tinney Law Firm of Joseph C. Tinney
Signature of Declarant or Agent Determining Tax

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I, JANET Y. SHAW, Trustee under the Janet Y. Shaw 1994 Trust grant to GARY JOSEPH CHEDA and FRANCES YVONNE CHEDA, tenants in common, all right, title and interest in that real property located in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M. SECTION 15:
NE1/4SW1/4SE1/4; SW1/4NW1/4NE1/4; SE1/4NW1/4SE1/4.

APN: 005-210-37

Said property is in Eureka County, Nevada

Executed on Dec 17, 2015 at

Petaluma, California
Janet Y. Shaw
Janet Y. Shaw

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 } ss.

COUNTY OF Sonoma

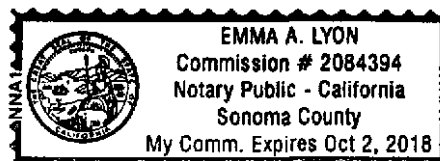
On December 17, 2015, before me, Emma A. Lyon, a notary public for the State of California, personally appeared Janet Y. Shaw, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Emma A. Lyon



Mail tax information to:
Gary Joseph Cheda & Yvonne Cheda
5200 Range Land Road
Reno, NV 89510



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-230815

01/12/2016

8:00 AM

Official Record

1. Assessor Parcel Number(s)

- a) 005-210-37
b) _____
c) _____
d) _____

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Sara Simmons - Recorder

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 _____

Page 1 of 1 Fee \$40.00
Recorded By: RPTT: \$23.40
Book - 588 Page - 0055

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ 5940.00

Real Property Transfer Tax Due _____

\$ 23.40

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: Gift, no consideration

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

Janet Y. Shaw

Capacity Trustee

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Janet Y. Shaw, Trustee

Address: P.O. Box 106

City: Penngrove

State: CA Zip: 94951

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frances Yvonne Cheda & Gary Cheda

Address: 5200 Range Land Road

City: Reno

State: NV Zip: 89510

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

Print Name: Joseph C. Tinney

Escrow #: N/A

Address: 17 Keller Street

City: Petaluma

State: CA Zip: 94952

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED