

DOC# 231090

04/12/2016

02:26PM

Mail Tax Statements to and
When Recorded Mail to:

Official Record

Requested By
STEWART TITLE ELKO

Grantee
13 Lawndale Court
Spring Creek, NV 89815

Eureka County - NV
Sara Simmons - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By LH RPTT: \$214.50
Book- 0589 Page- 0417

APN: 005-240-37



0231090

01415-20937

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 25th day of March, 2016, by and between, DONALD JAMES, an unmarried man ("Grantor"); KODIE BAER, a married man as his sole and separate property ("Grantees").

W I T N E S S E T H:

That the Grantor, for good and valuable consideration, to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and his heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel 2 as shown on that certain Parcel Map for Don & Jeanette Hill James filed in the office of the County Recorder of Eureka County, State of Nevada, on December 12, 1996, as File No. 165367, being a portion of Section 33, Township 30 North, Range 48 East, M.D.B.&M..

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land reserved by Southern Pacific Land Company, in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada. TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto Grantee and to his heirs, executors, administrators and assigns, forever.

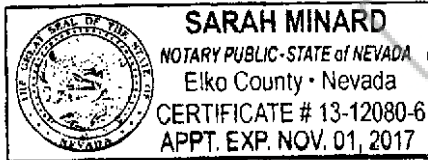
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

Donald James
DONALD JAMES

STATE OF NEVADA)
 :SS
COUNTY OF ELKO)

On this 25th day of March, 2016, personally appeared before me, a Notary Public, **DONALD JAMES**, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

Sarah Minard
NOTARY PUBLIC



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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

DOC# DV-231090

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1. Assessor Parcel Number(s)

a) 005-240-37

b) _____

c) _____

d) _____

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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property

\$55,000.00

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

Transfer Tax Value: \$55,000.00

Real Property Transfer Tax Due: \$214.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest Percentage being transferred: 100 %

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 _____ Capacity Grantor
Donald James, an unmarried man

Signature Kodie Baer Capacity Grantee
Kodie Baer, an unmarried man

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donald James
Address: Railside RV Ranch, 877 Rodeo Road,
Space 4
City: Williams
State: AZ Zip: 86046

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kodie Baer
Address: 13 Lawn Dale Ct
City: Spring Creek
State: NV Zip: 89815

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

Print Name: Stewart Title Company Escrow #: 01415-20933
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED