

DOC # 0231097

04/13/2016

04:47 PM

Official Record

Recording requested By  
JAMES EVERETT GROTH

Eureka County - NV

Sara Simmons - Recorder

Fee: \$40.00

Page 1 of 2

RPTT: \$468.00

Recorded By: LH

Book- 590 Page- 0018



0231097

WHEN RECORDED RETURN TO: James E. Groth  
3984 E. 200N.  
Rigby, ID 83442

### WARRANTY DEED

THE GRANTOR, James E. Groth, a single person, for and in consideration of \$120,000.00, grants, bargains, sells, conveys and warranties to the GRANTEE, Marlin Spencer Bateman, P.O. Box 304, Eureka, Nevada 89316, the following described real estate, situated in the County of Eureka, State of Nevada:

Township 21 North, Range 54 East, MDB&M

Section 4: Lot 4 (NW1/4NW1/4); SW1/4NW1/4

EXCEPTING THEREFROM Parcel No. 1 as shown on Parcel Map of the W1/2NW1/4 of Section 4, T. 21 N., R. 54 E., MDB&M, filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979 as File No. 69034.

TOGETHER WITH all water, water, rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH one double-wide mobile home and one single-wide mobile home, already situate on the property.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the GRANTOR hereby covenants with the GRANTEE that GRANTOR is lawfully seized in fee simple of the above granted premises and has good rights to sell and convey the same; and that GRANTOR, his heirs, executors and administrators shall warrant and defend the title unto the GRANTEE, his heirs, and assigns against all lawful claims whatsoever.

Mail Tax Statements to:

Marlin Spencer Bateman  
P.O. Box 304  
Eureka, Nevada 89316

DATED this 16 day of September, 2015.

GRANTOR:

James E. Groth  
JAMES E. GROTH

STATE OF IDAHO )  
County of Jefferson )

On this 16 day of September, 2015, before me, a Notary in and for the State of Idaho, personally appeared JAMES E. GROTH, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Dianna Merrill  
NOTARY PUBLIC  
STATE OF IDAHO

Dianna Merrill  
Notary Public for Idaho  
Residing at: Rigby  
My Commission expires:

DIANNA MERRILL, NOTARY PUBLIC  
RESIDING AT RIGBY, IDAHO  
COMMISSION EXPIRES 02/23/2016

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-231097

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1. Assessor Parcel Number(s)  
a) 007-250-29  
b) 007-250-30  
c) 007-250-31  
d) 007-250-32

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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: LH    RPPT: \$468.00  
Book-590 Page-0018

Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property      \$ 120,000.00  
Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
Transfer Tax Value:      \$ \_\_\_\_\_  
Real Property Transfer Tax Due      \$ \_\_\_\_\_

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 James Everett Groth      Capacity Seller  
Signature \_\_\_\_\_      Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: James Everett Groth  
Address: 3984 E. 200 N.  
City: Rigby  
State: ID      Zip: 83442

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Marlin Spencer Bateman  
Address: P.O. Box 304  
City: Eureka  
State: NV      Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: \_\_\_\_\_      Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_