

**DOC# 231936**

09/14/2016

03:09PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 4      Fee: \$17.00  
Recorded By LH      RPTT: \$234.00  
Book- 0595 Page- 0360



0231936

<b>A.P.N. No.:</b>	002-049-08
<b>Escrow No.:</b>	01415-22859
<b>Recording Requested By:</b>	
Stewart Title	
<b>When Recorded Mail To:</b>	
David Shupe	
3012 Frandoras Cir	
Oakley, CA 94561	

(for recorders use only)

**Grant Bargain and Sale Deed**

**(Title of Document)**

# GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the County of Eureka, State of Nevada, to the following Grantees:

**Grantor:** Gretchen Greiner, as Personal Representative of the Estate of George V. Weber, deceased;

**Grantees:** David Shupe and Thea Shupe;

**Taking title as:** Community property with the right of survivorship;

**Estate conveyed:** Fee simple;

**Legal description of property conveyed:**

[See Exhibit A attached hereto and made a part hereof by this reference]

TOGETHER WITH all buildings and improvements situate on all of the above described real property.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging or in anywise appertaining to all of the above described real property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

APN: 002049-08

DATED: September 12, 2016

**GRANTOR:**

  
**GRETCHEN GREINER**

Personal Representative

[Notarization on the following page]

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WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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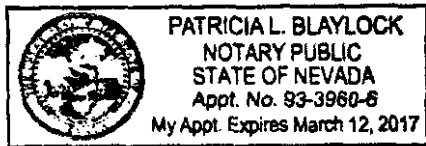


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STATE OF NEVADA, )  
 ) SS.  
COUNTY OF ELKO. )

On September 12, 2016, personally appeared before me, a Notary Public, **Gretchen Griener**, personally known (or proved) to me to be the persons whose name is subscribed to the above instrument who acknowledged that she executed the above instrument, as Personal Representative of the Estate of George V. Weber, deceased.



*[Handwritten Signature]*  
NOTARY PUBLIC

This acknowledgment is attached to a Grant, Bargain and Sale Deed dated September 12, 2016.

16080372rgb.wpd  
September 8, 2016

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain real property situate within the West 1/2 of Section 4 and East 1/2 of Section 5, Township 29 North, Range 48 East, M.D.M., being more particularly described as follows:

Beginning at the southeast corner of Lot 8, Block 36, as shown on that map entitled "Crescent Valley Ranch & Farms, Unit No. 1", filed for record April 6, 1959, Official Records of Eureka County, State of Nevada, File No. 34081, said point being on the northerly right of way of Eighth Street;

Thence along said right of way South 89°30'30" West, a distance of 361.76 feet to the southwest corner of Lot 8, said point being the southeast corner of Lot 7 of said map;

Thence North 00°20'47" West, a distance of 348.62 feet along the property line of said Lots 7 and 8 to the northwest corner of Lot 8, which is also the common corner of Lots 7, 2 and 1;

Thence along the property line between Lot 8 and Lot 1, North 89°39'13" East, a distance of 508.94 feet to a point on the westerly right of way of Airport Avenue;

Thence along said westerly right of way South 00°11'17" East, a distance of 347.34 feet to on the northerly right of way of Eight Street;

Thence along said northerly right of way South 89°30'30" West, a distance of 146.22 feet to the point of beginning.

**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.

Recorded  
September 7, 2016  
Book 595, Page 264  
Document No. 231917



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-231936**

09/14/2016 03:09PM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV**

**Sara Simmons - Recorder**

Page: 1 of 1 Fee: \$17.00

Recorded By LH PRTT: \$234.00

**1. Assessor Parcel Number(s)**

- a) 002-049-08
- 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**

\$60,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \$60,000.00

Real Property Transfer Tax Due: \$234.00

**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 *Gretchen Greiner* Capacity \_\_\_\_\_  
Gretchen Greiner, Personal Representative of the Estate of George V Weber, deceased

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
David Shupe and Thea Shupe, husband and wife as community property with right of survivorship

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Gretchen Greiner  
Address: 2092 Colonial Dr  
City: Elko  
State: NV Zip: 89801

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: David Shupe, et ux  
Address: 3015 Franklin Cir  
City: Chico  
State: CA Zip: 94501

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

Print Name: Stewart Title Company Escrow #: 01415-22859  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801

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