


DOC # 0232015
10/13/2016 02:34 PM
Official Record
Recording requested By
J DOUGLAS CLARK, ATTORNEY
Eureka County - NV
Lisa Hoehne - Recorder
Fee: \$15.00 Page 1 of 2
RPTT: Recorded By: LH
Book- 596 Page- 0168



0232015

J. Douglas Clark
Attorney at Law, Ltd.
510 W. Plumb Lane, Ste. B
Reno, Nevada 89509

James R. Thomas
Deborah R. Rossi
1872 Dover Court
Sparks, Nevada 89434

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Deborah R. Rossi
1872 Dover Court
Sparks, Nevada 89434

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 11 day of October, 2016, between JAMES RODNEY THOMAS, as Grantor and JAMES R. THOMAS and DEBORAH R. ROSSI, Co-Trustees of the Rossi-Thomas Family Trust dated October 11, 2016, as Grantees,

That Grantors, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantees, and to their successors and assigns forever, all of their right, title and interest in that certain lot, piece or parcel of land situate, lying and being in Eureka County, State of Nevada, and more particularly described as follows:

Township 29 North, Range 49 East, M.D.B.&M. Section 7:
NW1/4 NE1/4.

REFERENCE DOCUMENT: 158168

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

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto said Grantees, their successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.


JAMES RODNEY THOMAS

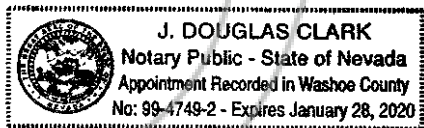
STATE OF NEVADA)

:SS

COUNTY OF WASHOE)

On October 11, 2016 before me, a notary public, personally appeared JAMES RODNEY THOMAS, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-232015

10/13/2016

02:34 PM

Official Record

1. Assessor Parcel Number(s)

- a) 5-500-10
b) _____
c) _____
d) _____

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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
i) ☐ Other _____

Notes: Verified Trust. JH

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ _____
\$ _____
\$ Exempt
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 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

Signature

[Signature]

Capacity

Capacity

Grantor

Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Rodney Thomas

Address: 1872 Dover Court

City: Sparks

State: NV Zip: 89434

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James R. Thomas and Deborah R. Rossi,
Co-Trustees

Address: 1872 Dover Court

City: Sparks

State: NV Zip: 89434

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

Print Name: J. Douglas Clark

Escrow # _____

Address: 510 W. Plumb Lane, Ste. B

City: Reno

State: NV

Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)