

**DOC# 232023**

10/17/2016

03:54PM

**Official Record**

Requested By  
COW COUNTY TITLE CO.

**Eureka County - NV**

**Lisa Hoehne - Recorder**

Page: 1 of 2 Fee: \$15.00  
Recorded By FS RPTT: \$136.50  
Book- 0596 Page- 0232



0232023

<b>A.P.N. No.:</b>	007-393-16
<b>R.P.T.T.</b>	\$136.50
<b>Escrow No.:</b>	77425
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b> Same as below	
<b>When Recorded Mail To:</b>	
Gary McCuin	
P O Box 811	
Eureka, NV 89316	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JACOB BROWN who acquired title without a vesting and ALICIA DANIELS BROWN, his wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **GARY MCCUIN, a married man as his sole and separate property**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Situate in a portion of the East Half (E1/2) of Section 17, Township 20 North, Range 53 East, M.D.B.& M., more particularly described as follows:

Parcel H of that certain Parcel Map recorded February 15, 1989 in the Office of the County Recorder of Eureka County, Nevada as File No. 126446, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 007-393-16

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A deed of trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 29, 2016

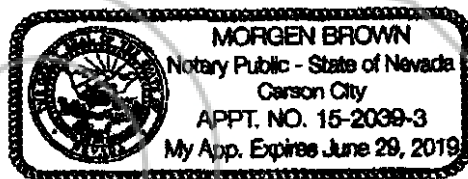
Jacob Brown  
JACOB BROWN

Alicia Daniels Brown  
ALICIA DANIELS BROWN

State of Nevada  
County of Carson ) ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2016  
By: Jacob Brown and Alicia Daniels Brown

Signature: Morgen Brown  
Notary Public  
Expiration date: June 29, 2019



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Page: 1 of 1

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STATE OF NEVADA  
DECLARATION OF VALUE FORM

## 1. Assessor Parcel Number(s)

a) 007-393-16

b)

c)

d)

## 2. Type of Property:

a) ☒ Vacant Land b) ☐ Single Fam. Res.c) ☐ Condo/Twnhse d) ☐ 2-4 Plexe) ☐ Apt.Bldg f) ☐ Comm'l/Ind'lg) ☐ Agricultural h) ☐ Mobile Homei) ☐ Other

## FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

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

Notes: \_\_\_\_\_

## 3. Total Value/Sale Price of Property

\$35,000.00

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

Transfer Tax Value:

\$35,000.00

Real Property Transfer Tax Due:

\$136.50

## 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

  
 JACOB BROWN

Capacity Grantor/Seller

Signature

GARY McCUIN

Capacity Grantee/Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: JACOB BROWN and ALICIA

DANIELS BROWN

Address: 2040 East lake Blvd.

City: Washoe Valley

State: NV Zip: 89704

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: GARY McCUIN

Address: P O Box 611

City: Eureka

State: NV Zip: 89316

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

Print Name: Cow County Title Co.

Escrow #: 77425

Address: P.O. Box 518, 328 Main Street

City: Pioche

State: NV

Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED