

DOC# 232569

01/20/2017

03:02PM

Official Record

Requested By STEWART TITLE ELKO

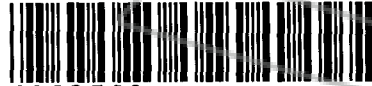
Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By CH RPTT: \$0.00

Book- 0598 Page- 0374



0232569

A.P.N. No.:	002-033-25
R.P.T.T.	\$0.00
Escrow No.:	01415-24191
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Meghan L. Jackson	
4790 Brayton Road	
Winnemucca, NV 89445	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Trent Weatherwax, a married man and spouse of Grantee herein, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Meghan L. Jackson, a married woman as her sole and separate property, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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

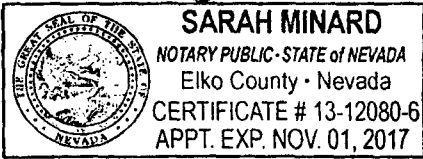
Dated: 1/20/2017

Trent Weatherwax

State of Nevada )  
County of Elko ) ss.

This instrument was acknowledged before me on 20th day of January 2017  
By: Trent Weatherwax

Signature: Sarah Minard  
Notary Public



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File Number: 01415-24191

**PARCEL 1:**

Parcel 2 as shown on that certain Parcel Map for Cattlemen's Title Guarantee Company filed in the office of the County Recorder of Eureka County, State of Nevada, on June 24, 1994, as File No. 153209, being a portion of Lot 9, Block 13 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1.

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.

**PARCEL 2:**

Parcel 3 as shown on that certain Parcel Map for Cattlemen's Title Guarantee Company filed in the office of the County Recorder of Eureka County, State of Nevada, on June 24, 1994, as File No. 153209, being a portion of Lot 9, Block 13 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1.

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.

**(One inch Margin on all sides of Document for Recorder's Use Only)**

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Page: 375 2 of 2

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STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1 Fee: \$15.00  
Recorded By CH PRRT: \$0.00

STATE OF NEVADA  
DECLARATION OF VALUE

**FOR RECORDER'S OPTIONAL USE ONLY**  
Document/Instrument No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 1. Assessor Parcel Number(s)
  - a) 002-033-25
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property
  - a)  Vacant Land
  - b)  Single Family Res.
  - c)  Condo/Townhouse
  - d)  2-4 Plex
  - e)  Apartment Bldg.
  - f)  Commercial/Industrial
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property \$0.00
- b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_
- c. Transfer Tax Value \$0.00
- d. REAL PROPERTY TRANSFER TAX DUE: \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption, per NRS 375.090, Section: 5
  - b. Explain Reason for Exemption: Spouse to spouse

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: Trent Weatherwax Capacity: Grantor

Signature: Meghan L. Jackson Capacity: grantee

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

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

Print Name: <u>Trent Weatherwax</u>	Print Name: <u>Meghan L. Jackson</u>
Address: <u>4790 Brayton Rd</u>	Address: <u>4790 Brayton Rd</u>
City/ST/Zip <u>Winnemucca, NV 89445</u>	City/ST/Zip <u>Winnemucca, NV 89445</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**

Company Name: <u>Stewart Title Company</u>	Escrow No.: <u>01415-24191</u>
Address: <u>810 Idaho Street</u>	
City: <u>Elko</u>	State: <u>NV</u>
	Zip: <u>89801</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)