

DOC# 232585

02/01/2017

04:07PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 5

Fee: \$18.00

Recorded By CH

RPTT: \$173.55

Book- 0599 Page- 0048



0232585

A.P.N. No.:	007-380-84
R.P.T.T.	\$173.55
Escrow No.:	01415-22252
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jason D. Cooley	
HC60 Box 53 F16	
Round Mountain, NV 89045	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Brian R. Martin, a single man, as to an undivided one-third (1/3) interest; John T. O'Flaherty and Becky O'Flaherty, husband and wife as community property with right of survivorship, as to an undivided one-third (1/3) interest; and Curtis P. Hayward, as to an undivided one-third (1/3) interest,

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Jason D. Cooley, 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:

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.

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: 9/27/16

John T O'Flaherty
John T. O'Flaherty

Becky O'Flaherty
Becky O'Flaherty

Curtis P. Hayward

Brian R. Martin

State of Nevada)
County of White Pine) ss.

This instrument was acknowledged before me on the 27 day of September, 2016
By: John T. O'Flaherty and Becky O'Flaherty

Signature: Lisa Marie Maestes
Notary Public



Dated: 9/22/16

John T. O'Flaherty

Becky O'Flaherty

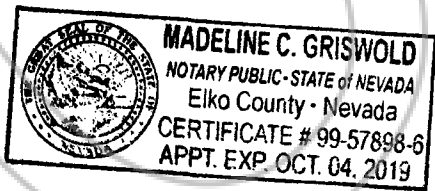
Curtis P. Hayward
Curtis P. Hayward

Brian R. Martin

State of Nevada)
County of Elko) ss.

This instrument was acknowledged before me on the 22nd day of September, 2016
By: Curtis P. Hayward

Signature: M. C. Griswold
Notary Public
Madelene Griswold



Dated: 10/3/16

John T. O'Flaherty

Becky O'Flaherty

Curtis P. Hayward

Brian R. Martin

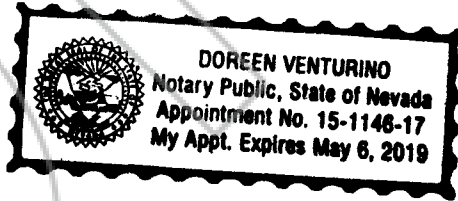
Brian R. Martin

State of NV)
County of W.P.) ss.

This instrument was acknowledged before me on the 3 day of October 2016
By: Brian Martin

Signature: Doreen Venturino

Notary Public



**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 01415-22252

Parcel 1 of Lot C of Parcel No. 1 as shown on that certain Parcel Map for Hugo and Shirley Van Vliet filed in the office of the County Recorder of Eureka County, State of Nevada, on June 6, 1996, as File No. 163223, being a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&M..

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patent recorded December 30, 1965, in Book 9, page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by Edwin C. Bishop and Leta B. Bishop, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records of Eureka County, Nevada.



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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 007-380-84
b)
c)
d)

2. Type of Property:

- a) [X] 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

\$44,500.00

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value: \$44,500.00

Real Property Transfer Tax Due: \$173.55

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 John T. O'Flaherty Capacity Grantor

Signature Jason D. Cooley Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John T. O'Flaherty, et al
Address: 965 Pioche Highway
City: Ely
State: NV Zip: 89301

Print Name: Jason D. Cooley
Address: HC60 Box 53 F16
City: Round Mountain
State: NV Zip: 89045

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

Print Name: Stewart Title Company Escrow #: 01415-22252
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801