

A.P.N. No.:	007-380-84
R.P.T.T.	\$0
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	

DOC# 232586

02/01/2017

04:07PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 3 Fee: \$16.00

Recorded By CH RPTT: \$0.00

Book- 0599 Page- 0053



0232586

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nichole Cooley, a married woman and spouse of grantee herein,

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.

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 anyway appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 1-20-17

Nichole Cooley
Nichole Cooley

State of NV)
County of Clark) ss.

This instrument was acknowledged before me on 20 day of January, 2017
By: Nichole Cooley

Signature: Cherisse A. Hayward
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.

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

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**STATE OF NEVADA
DECLARATION OF VALUE**

DOC# DV-232586
 02/01/2017 04:07PM
Official Record
 Requested By
 Do STEWART TITLE ELKO
 Bo Eureka County - NV
 Da Lisa Hoehne - Recorder
 No Page: 1 of 1 Fee: \$16.00
 Recorded By CH PRRT: \$0.00

1. Assessor Parcel Number(s)
 a) 007-380-84
 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
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____ 0
 c. Transfer Tax Value _____ 0
 d. REAL PROPERTY TRANSFER TAX DUE: _____ 0

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: Nichole Cooley Capacity: Grantor
 Signature: Jason D. Cooley Capacity: Grantee

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

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

Print Name: Nichole Cooley
 Address: HC60 Box 53 F16
 City/ST/Zip: Round Mountain, NV 89045

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

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

Company Name: Stewart Title Company
 Address: 810 Idaho Street
 City: Elko

Escrow No.: 01415-22252

State: NV

Zip: 89801

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