

APN: 004-370-23

After Recording, Return To:

James A. & Lisa R. Brown
P.O. Box 1117
Carlin, NV 89822

DOC # 0232687

03/06/2017

02:14 PM

Official Record

Recording requested By
ROBERT J WINES

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$655.20

Recorded By: CH

Book- 599 Page- 0342



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 1st day of March, 2017, by and between STEVE D. MATHEWS and BONNIE JO MATHEWS, husband and wife, Grantors; and JAMES A. BROWN and LISA R. BROWN, husband and wife as joint tenants, Grantees;

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to them in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees as joint tenants with right of survivorship thereof, and to the successors and assigns of the surviving Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 51 EAST, MDB&M

Section 28: N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$

SUBJECT TO a reservation of one-half interest to all mineral, gas and oil, lying in and under said land as reserved by ZARILLA B. COTTOM, in Deed Recorded September, 1973, in Book 46, Page 326, Official Records, Eureka County, Nevada.

TOGETHER WITH those certain water rights, identified as Application to Appropriate Waters of the State of Nevada, Permit 77000, being 34.37 acre feet annually of water for commercial purposes.

TOGETHER WITH all buildings and structures located thereon, including that certain 1997 Fleetwood Suncrest Manufactured Home, 154" x 792", VIN: CAFLV17AB19685CSC13 together with all decks, additions, and modifications, and including the carport.

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

TOGETHER WITH all water and water rights situate thereon or appurtenant thereto.

TOGETHER WITH all minerals and mineral rights owned by seller.

SUBJECT TO all rights of way, easements, assessments, reservations and restrictions of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantees, and to the survivor thereof, and to the successors and assigns of the surviving Grantee forever.

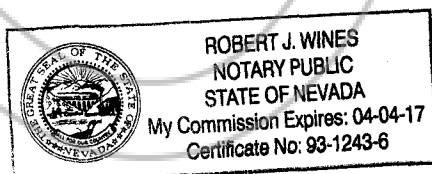
IN WITNESS WHEREOF, the said Grantors have hereunto set their hand as of the day and year first hereinabove written.

Steve D Mathews
STEVE D. MATHEWS

Bonnie Jo Mathews
BONNIE JO MATHEWS

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 1st day of March, 2017, personally appeared before me, a Notary Public, STEVE D. MATHEWS and BONNIE JO MATHEWS, husband and wife, known or proved to me to be said persons, who acknowledged that they executed the foregoing instrument.



Robert J. Wines
NOTARY PUBLIC
Commission Expires: 4/4/17



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State of Nevada Declaration of Value

DOC # DV-232687

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Page 1 of 1 Fee: \$15.00
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1. Assessor Parcel Number(s)

- a) 004-370-23
b) _____
c) _____
d) _____

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 _____

3. Total Value/Sales Price of Property:

\$ 168,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 168,000.00

Real Property Transfer Tax Due: \$ 655.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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 Robert J. Wines Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Steve & Bonnie Mathews
Address: P.O. Box 416
City: Carlin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James & Lisa Brown
Address: P.O. Box 1117
City: Carlin
State: NV Zip: 89822

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____

Address: 687 6th Street, Suite 1

City: Elko State: NV Zip: 89801

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