

RECORDING REQUESTED BY:

Petersen Law

AFTER THIS DEED IS RECORDED, MAIL DEED AND TAX STATEMENTS TO:

Claudette Horsley  
7019 Tandem Court  
Citrus Heights, CA 95621

DOC # 0232750

04/04/2017 08:18 AM

Official Record

Recording requested By  
PETERSEN LAW

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$3.90 Recorded By: CH  
Book- 600 Page- 0141



0232750

APN 3-042-05

**Warranty Deed**

The undersigned grantor declares under penalty of perjury that the following is true and correct:

The documentary transfer tax is \$3.90.

There is consideration for this transfer in the amount of \$1,000.00.

This indenture, made this 24<sup>th</sup> day of March, 2017, by and between Thomas W. Graham, Jr. and Donna J. Graham, husband and wife, herein after referred to as Grantor, and

Claudette Horsley, An unmarried woman, herein referred to as Grantee, whose address is 7019 Tandem Court, Citrus Heights, California 956212

**Witnesseth:**

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee, and her assigns and the heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

Lot 8, Block 9, Crescent Valley Ranch & Farms Unit 3, as recorded.

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights of way of record, if way.

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

TO HAVE AND TO HOLD said premises together with the appurtenances, unto Grantee, as an unmarried woman, and her assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantors has caused this conveyance to be executed the day and year first above written.

Date: 3/<sup>23</sup>/~~24~~/17

Thomas W. Graham, Jr.

Date: 3/<sup>23</sup>/~~24~~/17

Donna J. Graham

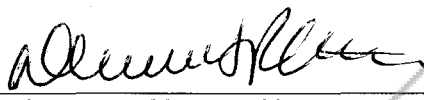
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sacramento )

On March ~~24~~<sup>23</sup>, 2017, before me, Debra S. Petersen a Notary Public, personally appeared Thomas W. Graham, Jr. and Donna J. Graham who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
Debra S. Petersen, Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
PETERSEN LAW

1. Assessor Parcel Number(s)

- a) 3-042-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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Page 1 of 1 Fee: \$15.00  
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2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY

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

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

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

3. Total Value/Sales Price of Property

\$1,000.00

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

Transfer Tax Value: \$ 3.90

Real Property Transfer Tax Due \$ \_\_\_\_\_

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 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 Thomas W. Abraham, Jr. Capacity \_\_\_\_\_

Signature Bonnie G. Grollman Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Thomas W. Abraham, Jr.  
Address: 7019 Tandem Ct  
City: Litus Heights  
State: CA Zip: 95621

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Claudette Horsley  
Address: 7019 Tandem Ct  
City: Litus Heights  
State: CA Zip: 95621

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_