A.P.N.:

002-038-01

File No:

121-2518307 (BM)

R.P.T.T.:

\$702.00

When Recorded Mail To: Mail Tax Statements To:

Charles Hermann 431 Fourth Street

Crescent Valley, NV 89821

DOC#

232970

Official Record

Requested By FIRST AMERICAN TITLE RENO

Eureka County - NV Lisa Hoehne - Recorder

Page: 1 of 2 Recorded By CH

Fee: \$15.00 RPTT: \$702.00

Book- 0601 Page- 0087

0232970

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Julie Ann Dempsey

do(es) hereby GRANT, BARGAIN and SELL to

Charles Hermann, a married man as his sole and separate property

the real property situate in the County of Eureka, State of Nevada, described as follows:

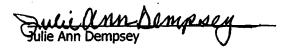
LOTS 13, BLOCK 22, OF CRESCENT VALLEY RANCH AND FARMS, INC, UNIT NO.1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/14/2017



STATE OF	NEVADA .)	7 /
COUNTY OF	WASHOE	: ss.	
This instrumer Julie Ann De	nt was acknowledge mpsey.	d before me on April 25, 2017	by
(My commission	Notary Public	BRANDIE MARTIN Notary Public - State of Nevada Appointment Recorded in Washoe County No: 05-100456-2 - Expires December 16, 2017	

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 14, 2017** under Escrow No. **121-2518307**.

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STATE OF NEVADA 04/28/2017 **DECLARATION OF VALUE** Official Record Requested By Assessor Parcel Number(s) FIRST AMERICAN TITLE RENO Eureka County - NV a) 002-038-01 Lisa Hoehne - Recorder b) Page: 1 of 1 Fee: \$15.00 PRTT: \$702.00 Recorded By CH Type of Property FOR RECORDERS OPTIONAL USE b) Single Fam. Res. Vacant Land a) d) 2-4 Plex Page: Condo/Twnhse Book c) n Date of Recording: Comm'l/Ind'l Apt. Bldg. e) Agricultural h) X Mobile Home Notes: g) Other i) \$180,000.00 a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) \$180,000.00 c) Transfer Tax Value: \$702.00 d) Real Property Transfer Tax Due If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: Partial Interest: Percentage being transferred: 5. 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 Capacity: Signature: Capacity: Signature: **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: Charles Hermann Print Name: Julie Ann Dempsey 431 Fourth Street Address: 621 Keppel Street Address: City: Crescent Valley Fallon City: State: NV Zip: 89821 89406 NV Zip: State: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance File Number: 121-2518307 BM/ BM Print Name: Company Address 5310 Kietzke Lane, Suite 100 State: NV Zip: 89511-2043 City: Reno

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

DOC# DV-