

DOC# 232970

04/28/2017

10:00AM

Official Record

Requested By
FIRST AMERICAN TITLE RENO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By CH RPTT: \$702.00
Book- 0601 Page- 0087

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



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

Julie Ann Dempsey
Julie Ann Dempsey

STATE OF NEVADA)
) : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 25, 2017 by
Julie Ann Dempsey.

Brandie Martin
Notary Public
(My commission expires: 12/16/17)



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



232970

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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-232970

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1. Assessor Parcel Number(s)

a) 002-038-01

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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$180,000.00

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

c) Transfer Tax Value:

\$180,000.00

d) Real Property Transfer Tax Due

\$702.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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: *Julie Ann Dempsey*

Capacity: *Agent*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Julie Ann Dempsey

Print Name: Charles Hermann

Address: 621 Keppel Street

Address: 431 Fourth Street

City: Fallon

City: Crescent Valley

State: NV Zip: 89406

State: NV Zip: 89821

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

First American Title Insurance.

Print Name: Company

File Number: 121-2518307 BM/ BM

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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