

DOC # 0232991

05/18/2017 01:36 PM

Official Record

Recording requested By
ROBERT J WINES PROF CORP

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00 Page 1 of 2

RPTT: \$19.50 Recorded By: CH

Book- 601 Page- 0159

APN: 003-431-05

When Recorded return to:

Brett & Paula McCarty
P.O. Box 1425
Carlin, NEV 89822



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 12 day of May, 2017, by and between JAMES M. KLINE, an unmarried man, Grantor; and BRETT McCARTY and PAULA McCARTY, husband and wife, as community property with right of survivorship, Grantees;

WITNESSETH:

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

Parcel 1 as shown on that certain Map of Division Into Large Parcels for Cattlemens Title Guarantee Company, et. al., filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 12, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B&M.

EXCEPTING THEREFROM 25% of all oil, gas and minerals as reserved by Joseph H. Henion and Virginia W. Henion, in deed recorded August 15, 1957, in Book 25, Page 169, Deed Records of Eureka County, Nevada.

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FURTHER EXCEPTING THEREFROM one-half of all oil, gas, mineral and fissionable materials as reserved by William H. Parker and Elaine Jule Parker, in deeds recorded June 8, 1961, in Book 26, Page 71, Deed Records of Eureka County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

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

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

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


IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

James M. Kline

JAMES M. KLINE

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 12 day of May, 2017, personally appeared before me, a Notary Public, JAMES M. KLINE, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

 ROBERT J. WINES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-17-21
Certificate No: 93-1243-6

Robert J. Wines

NOTARY PUBLIC
Commission Expires 3/17/21

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-232991
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1. Assessor Parcel Number (s)

- a) 003-431-05
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

Notes: _____

3. Total Value/Sales Price of Property:

\$ 5,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: **\$ 5,000.00**
 Real Property Transfer Tax Due: **\$ 19.50**

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: James M. Kline
 Address: P.O. Box 553
 City: Carlin
 State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Brett & Paula McCarty
 Address: P.O. Box 1425
 City: Carlin
 State: NV Zip: 89822

COMPANY/PERSON 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