

DOC# 232999

05/22/2017

02:22PM

Official Record

Requested By
FIRST CENTENNIAL - RENO (MAIN OFFICE)

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 4 Fee: \$17.00
Recorded By LH RPTT: \$3,412.50
Book- 0601 Page- 0212



0232999

APN: 008-350-01
Escrow No. 227243-COM

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

WHEN RECORDED RETURN TO:

John C. Gretlein
2319 Caserta Ct.
Henderson, Nv 89074

MAIL TAX STATEMENTS TO:

Same as above ✓

Space Above This Line For Recorder's Use Only

GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which are hereby acknowledged, ELLEN F. GARDNER, an unmarried woman ("**Grantor**"), does hereby GRANT, BARGAIN and SELL to JOHN C. GRETLEIN, a widower ("**Grantee**") (whose address is 2319 Caserta Ct., Henderson NV 89074), the land located in **NYE COUNTY, NEVADA and EUREKA COUNTY, NEVADA**, described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all structures and improvements on, under or within such land (collectively, "**Real Property**").

TOGETHER with (1) all waters and water rights, whether applied for, permitted or certificated, and all wells and well rights, appurtenant to or used in connection with the Real Property, and (2) those certain waters and water rights described in **Exhibit B** attached hereto and incorporated herein by this reference (collectively, "**Water**").

TOGETHER with all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Real Property or Water, and any reversions, remainders, rents, issues or profits thereof.

DATED: this 17 day of May, 2017.

STATE OF ~~NEVADA~~ ^{Utah})
) ss.
COUNTY OF Iron)

Ellen F Gardner

ELLEN F. GARDNER

This instrument was acknowledged before me on MAY 17, 2017, by ELLEN F. GARDNER.

Kayla Wing
Notary Public
My

Commission

Expires: 2/1/19

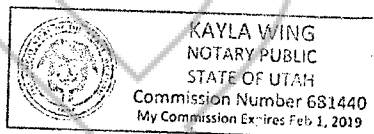


EXHIBIT "A"
Legal Description

APN: 008-350-01

Order Number: 227243-COM

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF EUREKA, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B&M.

SECTION 4: LOTS 1 AND 2; S ½ NE ¼: SE ¼



EXHIBIT B
WATER RIGHTS

All waters, water rights, wells and well rights covered by, arising under, or related to the following permits, applications for permits, and certificates on file with the Office of the State Engineer for the State of Nevada, Division of Water Resources, to wit:

Vested 01123
Vested 01345
Vested 09338
Vested 09340
Vested 09344
Vested 09674

Vested 01323
Vested 01346
Vested 09339
Vested 09341
Vested 09673

Permit 3195, Certificate 0381
Permit 8943, Certificate 2388
Permit 8945, Certificate 2390
Permit 8947, Certificate 2392
Permit 8949, Certificate 2394
Permit 8953, Certificate 2319
Permit 9040, Certificate 2397
Permit 9042, Certificate 3723
Permit 13702, Certificate 5323
Permit 13704, Certificate 5325
Permit 13815, Certificate 5327
Permit 75922, Certificate 18460
Permit 75924, Certificate 18479
Permit 75250
Permit 85002

Permit 8942, Certificate 2387
Permit 8944, Certificate 2389
Permit 8946, Certificate 2391
Permit 8948, Certificate 2393
Permit 8950, Certificate 2395
Permit 8954, Certificate 2396
Permit 9041, Certificate 2398
Permit 13701, Certificate 5322
Permit 13703, Certificate 5324
Permit 13705, Certificate 5326
Permit 25854, Certificate 7995
Permit 75923, Certificate 18461

Permit 84612

* * *



1. APN: 008-350-01

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 _____

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Notes:

**STATE OF NEVADA
DECLARATION OF VALUE**

3. Total Value/Sales Price of Property:

\$ 875,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value:

\$ 875,000.00

Real Property Transfer Tax Due:

\$ 3412.50

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 <u>John E. Gretlein</u>	Capacity <u>Grantee</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Ellen F. Gardner	Print Name: John C. Gretlein
Address: PO Box 1330	Address: 2319 Caserta Ct.
City/State/Zip: Parawan, UT 84761	City/State/Zip: Henderson, NV 89074

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00227243-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



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Signature <u>Ellen F. Gardner</u>	Capacity <u>individual Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Ellen F. Gardner	Print Name: John C. Gretlein
Address: PO Box 1330	Address: 2319 Caserta Ct.
City/State/Zip: Parawan, UT 84761	City/State/Zip: Henderson, NV 89044

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00227243-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)