

DOC# 233277
06/20/2017 02:35PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By LH RPTT: \$39.00
Book- 0602 Page- 0201



0233277

A.P.N. No.:	001-161-15, 001-161-18
R.P.T.T.	\$39.00
Escrow No.:	01415-26130
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ralph Cuda	
350 S. Main Street	
Eureka, NV 89316	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Julie M. Cardinalli, a widow

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Ralph Cuda, a single man

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

PARCEL 1:

A portion of the John E. Plater Millsite, Survey No. 95 and now designated as Lot 2 of Block 32 on the official plat of the Townsite of Eureka, described as follows:

Starting at point No. 4 or the southwest corner of Lot 1 of said block, thence north along the west side line of Lot No. 1 to point No. 3 or the northwest corner of said Lot No. 1, a distance of twenty-five feet, thence east along the north side line of Lot No. 1 a distance of 10 feet to a point, thence north and parallel to the east side line of Lot 2, Block 32 a distance of 57 feet to a point, thence west and parallel to the north side line of said Lot 2 a distance of 100 feet, thence south and parallel to the west sideline of said Lot 2, to the south sideline of said Lot 2 a distance of 82 feet more or less, thence east along the south side line of said Lot 2 a distance of 90 feet to the point of beginning.

PARCEL 2:

All except the East 100 feet and plot 82 feet by 100 feet in the Southeast corner and West 100 feet of Lot 2 in Block 32 of the Eureka Townsite.

EXCEPTING FROM PARCELS 1 and 2 all that portion of said land as conveyed to Grace A. Tognoni, et al by deeds recorded September 13, 1989 in Book 202, Page 493, and October 11, 1989, in Book 204, Page 180, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM PARCELS 1 and 2 all uranium, thorium or any other material which is or


may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, lying and under said land as reserved by the United States of America, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records of Eureka County, Nevada.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

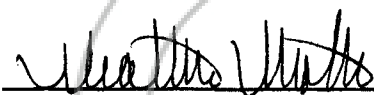
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6-19-17


Julie M. Cardinalli

State of Nevada)
County of Washoe) ss.

This instrument was acknowledged before me on the 19th day of June, 2017
By: Julie M. Cardinalli

Signature: 
Notary Public
Heather Motta



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

DOC# DV-233277

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Page: 1 of 1

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1. Assessor Parcel Number(s)

a) 001-161-15

b) 001-161-18

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 OF TITLE USE ONLY

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sale Price of Property

\$10,000.00

Deed in Lieu of Foreclosure Only (value of Property) ()

Transfer Tax Value:

\$10,000.00

Real Property Transfer Tax Due:

\$39.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest Percentage being transferred: 100 %

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 M. Cardinalli
Julie M. Cardinalli, a widow

Capacity Grantor

Signature

Ralph Cuda, a single man

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Julie M. Cardinalli

Address: c/o 2290 Stowe Drive

City: Reno

State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ralph Cuda

Address: 350 S. Main Street

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow #: 01415-26130

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED