

**DOC # 0233286**

06/23/2017

01:16 PM

**Official Record**

Recording requested By  
COLDWELL BANKER

**Eureka County - NV**

**Lisa Hoehne - Recorder**

Fee: \$15.00 Page 1 of 2

RPTT: \$21.45 Recorded By: LH

Book- 602 Page- 0223



0233286

**RECORDING REQUESTED BY:**

Jon Shirley and Jo Beth Allen  
1055 Joshua Drive  
Reno, NV 89509  
Escrow No.:

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**

Jon Shirley and Jo Beth Allen  
1055 Joshua Drive  
Reno, NV 89059

R.P.T.T.: \$ 3.90

A.P.N.: 002-035-18

**GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Juan Valdez, a single man

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,  
Bargain, Sell and

Convey to Jon M. Shirley and Jo Beth Allen, as Co-Trustees of the Jon Shirley and Jo Beth Allen  
Family Trust Under the Agreement dated June 25, 2009

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

Lot 27 of Block 15 of Cresnet Valley Ranch & Farms Unit No. 1, as per map recorded in  
said County as File No. 34081

APN: 002-035-18

SUBJECT TO: 1. Taxes for the fiscal year 2016-2017.  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of  
record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Date: May 5, 2017

Juan Valdez  
Juan Valdez,  
\_\_\_\_\_

STATE OF NEVADA

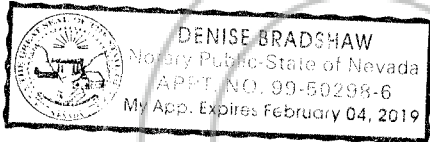
COUNTY OF ELKO

On this 7th day of MAY, 2017, before me, a Notary Public in and for said County and State, personally appeared JUAN VALDEZ who acknowledged the signing of the foregoing instrument, and the same is their voluntary act and deed.

Witness my hand and official seal, this the 7th day of MAY, 2017.

Notary Public: [Signature]

My Commission Expires: 2/4/19



STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
COLDWELL BANKER

Eureka County - NV

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Page 1 of 2 Fee: \$15.00  
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1. Assessor Parcel Number(s)

- a) 002-035-18
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 1,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ 1,000.00 5.317

Real Property Transfer Tax Due \$ 3.90

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 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 Juan Valdez Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Juan Valdez

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Jon Shirley

Address: 1055 Joshua Drive

City: Reno

State: NV Zip: 89509

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

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- b) \_\_\_\_\_
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FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 1,000.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
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- Real Property Transfer Tax Due \$ 3.90

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Signature \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Juan Valdez  
 Address: PO Box 325  
 City: Shandon  
 State: CA Zip: 93461

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Jon Shirley  
 Address: 1055 Joshua Drive  
 City: Reno  
 State: NV Zip: 89509

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

Print Name: Jon Shirley Escrow #: \_\_\_\_\_  
 Address: 7046 Cortez Way  
 City: Crescent Valley NV, 89921 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

