

A.P.N.: 007-398-05
File No: 121-2523827 (MLR)
R.P.T.T.: \$175.50 C

DOC# 233791
08/25/2017 11:58AM
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: \$175.50
Book- 0606 Page- 0366

When Recorded Mail To: Mail Tax Statements To:
Randall Klatt and Kathleen Klatt
3385 Becard Lane
Reno, NV 89508



0233791

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack Aaron Whelchel who aquired title as Aaron Whelchel and Amber Lynn Whelchel
husband and wife

do(es) hereby *GRANT, BARGAIN and SELL* to

Randall Klatt and Kathleen Klatt, husband and wife as joint tenants

the real property situate in the County of Eureka, State of Nevada, described as follows:

**PARCELS E4-1 AND E4-2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR CHEYENNE
LAND AND LIVESTOCK, INC., FILED IN THE OFFICE OF THE COUNTY RECORDER OF
EUREKA COUNTY, STATE OF NEVADA, ON AUGUST 06, 1999, AS FILE NO. 172492,
BEING A PORTION OF THE E 1/2 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 53
EAST, M.D.B.&M.**

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: 08/18/2017

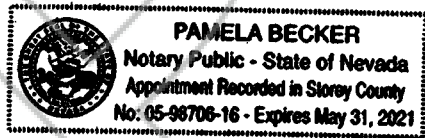
066.
Jack Aaron Wheelchel

Amber Lynn Wheelchel
Amber Lynn Wheelchel

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

This instrument was acknowledged before me on 8-25-17 by
Jack Aaron Wheelchel and Amber Wheelchel.

Pamela Becker
Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2017** under Escrow No. **121-2523827**.

STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-233791

08/25/2017

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Page: 1 of 1

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1. Assessor Parcel Number(s)

a) 007-398-05

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

i) ☐ Other

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

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

\$45,000.00

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

c) Transfer Tax Value:

\$45,000.00

d) Real Property Transfer Tax Due

\$175.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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: _____

Capacity: GRANTOR

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jack Aaron Whelchel and Amber

Print Name: Lynn Whelchel

Address: 100

City: Eureka

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Randall Klatt and Kathleen

Print Name: Klatt

Address: 3385 Becard Lane

City: Reno

State: NV Zip: 89508

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

First American Title Insurance

Print Name: Company

File Number: 121-2523827 MLR/ pb

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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