

<b>A.P.N. No.:</b>	002-052-12
<b>R.P.T.T.</b>	\$54.60
<b>Escrow No.:</b>	01415-25230
<b>Recording Requested By:</b>	
<b>Stewart Title</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Darrell Pearce	
2219 Lander Ave	
Crescent Valley, NV 89821	

EUREKA COUNTY, NV	<b>2017-233840</b>
RPTT:\$54.60 Rec:\$15.00	
\$69.60 Pgs=2	<b>09/14/2017 02:20 PM</b>
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stuart Marsden, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Darrell Pearce and Karen Pearce, as husband and wife as joint tenants**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 4, Block 30, of Crescent Valley Ranch & Farms Unit No. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in Deed to H. J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

**SUBJECT TO:**

1. Taxes for the fiscal year; 2016-2017
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: 6/26/17

Stuart Marsden  
Stuart Marsden

State of Nevada )  
County of Elko ) ss.

This instrument was acknowledged before me on the 26<sup>th</sup> day of June, 17  
By: Stuart Marsden

Signature: Tiffany Olsen  
Notary Public



Notary Public - State of Nevada  
County of Elko  
TIFFANY OLSEN  
No. 00-104863-6 My Commission Expires March 9, 2018

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-052-12  
 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'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property 14000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$14,000.00  
 Real Property Transfer Tax Due: \$54.60

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 \_\_\_\_\_ Capacity Grantor  
Stuart Marsden

Signature Darrell Pearce Capacity Grantee  
Darrell Pearce

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

Print Name: Stuart Marsden  
 Address: 92 McDaniel Way  
 City: Crescent Valley  
 State: NV Zip: 89821

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

Print Name: Darrell Pearce, et ux  
 Address: 2219 Lander Ave  
 City: Crescent Valley  
 State: NV Zip: 89821

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

Print Name: Stewart Title Company Escrow #: 01415-25230  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801