

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

EUREKA COUNTY, NV
RPTT:\$54.60 Rec:\$15.00
\$69.60 Pgs=2
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

2017-233840

09/14/2017 02:20 PM

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 26th 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED