

A.P.N. No.:	003-106-01
R.P.T.T.	\$702.00
Escrow No.:	01415-27641
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Russell Chatman	
1076 47th St	
Emeryville, CA 94608	

EUREKA COUNTY, NV	2017-234099
RPTT:\$702.00 Rec:\$35.00	
\$737.00 Pgs=2	11/08/2017 11:48 AM
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Leland Virgil Roper Jr., aka Virgil L. Roper, and Joan E. Roper, as husband and wife

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

Russell Chatman, an unmarried man

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

Lots 1 and 2, Block 18 of Crescent Valley Ranch & Farms Unit No. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, 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: 10/30/2017

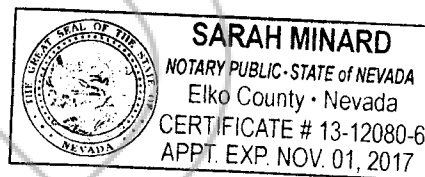
Leland Virgil Roper Jr.
Leland Virgil Roper Jr.

Joan E. Roper
Joan E. Roper

State of Nevada)
County of Elko) ss.

This instrument was acknowledged before me on the 30th day of October, 2017
By: Leland Virgil Roper Jr. and Joan E. Roper

Signature: Sarah Minard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-106-01
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 \$180,000.00
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$180,000.00
Real Property Transfer Tax Due: \$702.00

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 _____

Virgil L. Roper

Capacity Grantor

Signature _____

Russell Chatman

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Virgil L. Roper, et ux
Address: 833 Thorbton Rd
City: Huntington
State: TX Zip: 75949

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Russell Chatman
Address: 1076 47th St
City: Emeryville
State: CA Zip: 94608

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

Print Name: Stewart Title Company Escrow #: 01415-27641
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED