

A.P.N.: 002-038-01
File No: 121-2518307 (BM)
R.P.T.T.:

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2
FIRST AMERICAN TITLE RENO
LISA HOEHNE, RECORDER
2018-234630
01/05/2018 11:47 AM
E03

When Recorded Mail To: Mail Tax Statements To:
Charles Hermann
431 Fourth Street
Crescent Valley, NV 89821

GRANT, BARGAIN and SALE DEED

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

Julie Ann Dempsey

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

Charles Hermann, a married man as his sole and separate property

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

**LOTS 13 & 14, BLOCK 22, OF CRESCENT VALLEY RANCH AND FARMS, INC, UNIT NO.1,
ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.**

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: 03/14/2017

Julie Ann Dempsey

STATE OF NEVADA

: SS.

This instrument was acknowledged before me on

Notary Public

(My commission expires: 12/16/11)



Notary Public - State of Nevada

Appointment Recorded in Washoe County

No: 05-100496-2 - Expires December 16, 2017

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March**

14, 2017 under Escrow No. **121-2518307**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-038-01
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 RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$0.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
b. Explain reason for exemption: Transfer to recognize true status of legal description.
Transfer tax already paid in document # 232970

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: Blandu Crowder

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Julie Ann Dempsey

Print Name: Charles Hermann

Address: 621 Keppel Street

Address: 431 Fourth Street

City: Fallon

City: Crescent Valley

State: NV Zip: 89406

State: NV Zip: 89821

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

First American Title Insurance

Print Name: Company

File Number: 121-2518307 BM/ BM

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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