

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  
Julie Ann Dempsey

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

This instrument was acknowledged before me on April 25, 2017 by  
**Julie Ann Dempsey.**

Brandie Martin  
Notary Public  
(My commission expires: 12/16/17 )



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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
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)**

Print Name: First American Title Insurance 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)