

<b>A.P.N. No.:</b>	001-102-08
<b>R.P.T.T.</b>	\$(Enter Real Property Transfer Tax Due Amount)
<b>File No.:</b>	168259
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Steven Beers	
PO Box 994	
Langley, WA 98260	

<b>EUREKA COUNTY, NV</b>	<b>2018-235018</b>
RPTT:\$741.00 Rec:\$35.00	05/02/2018 08:42 AM
\$776.00 Pgs=2	
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Deon Reynolds and Trish Reynolds , husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven Beers, A single man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 11 of Block 22 of the Town of Eureka, Nevada.

EXCEPTING WHEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, 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: 5/1/18

Deon Reynolds  
Deon Reynolds

Trish Reynolds  
Trish Reynolds

State of Nevada )  
County of Elko ) ss

This instrument was acknowledged before me on the 1 day of May, 2018  
By: Deon Reynolds and Trish Reynolds

Signature: [Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-102-08  
 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  
 Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 190,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 190,000.00  
 d. Real Property Transfer Tax Due                              \$ 741.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 \_\_\_\_\_  
 Deon Reynolds

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_  
 Steven Beers

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Deon Reynolds, et ux  
 Address: PO Box 1065  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Steven Beers  
 Address: PO Box 994  
 City: Langley  
 State: WA Zip: 98260

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 168259  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-102-08  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                    \$ 190,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                    \$ 190,000.00  
 d. Real Property Transfer Tax Due                    \$ 741.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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  
Deon Reynolds  
 Signature *Steven Beers* Capacity                    Grantee  
Steven Beers

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Deon Reynolds, et ux  
 Address: PO Box 1065  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Steven Beers  
 Address: PO Box 994  
 City: Langley  
 State: WA Zip: 98260

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 168259  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED