

EUREKA COUNTY, NV
RPTT:\$204.75 Rec:\$35.00
\$239.75 Pgs=4
COW COUNTY TITLE CO.
LISA HOEHNE, RECORDER

2018-235514

06/27/2018 09:35 AM

A.P.N. No.:	007-380-62
R.P.T.T.	\$204.75
Escrow No.:	79054
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
MATTHEW A. GRAY and BRIDGETT R. GRAY	
P O Box 588	
Eureka, NV 89316	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JERRY R. MARTIN**, trustee of the the **JERRY R. MARTIN 1994 TRUST**, dated July 20, 1994 and **JOHN T. O'FLAHERTY AND BECKY O'FLAHERTY**, husband and wife and **CURTIS P. HAYWARD**, an unmarried man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MATTHEW A. GRAY and BRIDGETT R. GRAY**, husband and wife as joint tenants, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

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

That portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B. & M., more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for Jerry R. Martin, John T. and Becky O'Flaherty and Curtis P. Hayward, recorded June 21, 1996 in the Office of the County Recorder of Eureka County, Nevada as File No. 163256, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 007-380-62

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.
3. A new Deed of Trust to record concurrent

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.

THE parties are executing this document in counterpart for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

Dated: May 07, 2018

JERRY R. MARTIN, TRUSTEE OF THE JERRY R.
MARTIN 1994 TRUST, DATED JULY 20, 1994

JOHN T. O'FLAHERTY

BY:

[Signature]
JERRY R. MARTIN
Trustee

BECKY O'FLAHERTY

CURTIS P. HAYWARD

State of Nevada

County of White Pine

) ss.
)

This instrument was acknowledged before me on the 9th day of July, 2018
By: ~~Dawndaylia Graves~~ ^{OG} Jerry R. Martin.

Signature:

[Signature]
Notary Public

Expiration Date: 08-14-2021



Dawndaylia Graves

Notary Public

State of Nevada

My Commission Expires: 08-14-21

Certificate No: 05-99452-17

JERRY R. MARTIN, TRUSTEE OF THE JERRY R.
MARTIN 1994 TRUST, DATED JULY 20, 1994

John T O'Flaherty
JOHN T. O'FLAHERTY

BY: _____
JERRY R. MARTIN
Trustee

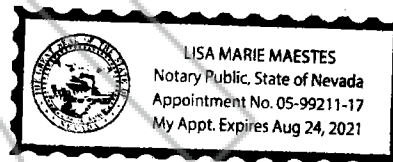
Becky O'Flaherty
BECKY O'FLAHERTY

CURTIS P. HAYWARD

State of Nevada)
County of White Pine) ss.

This instrument was acknowledged before me on the 14 day of May, 2018
By: John T O'Flaherty and Becky O'Flaherty

Signature: Lisa Marie Maestes
Notary Public
Expiration Date: 8/24/21



JERRY R. MARTIN, TRUSTEE OF THE JERRY R.
MARTIN 1994 TRUST, DATED JULY 20, 1994

JOHN T. O'FLAHERTY

BY:

JERRY R. MARTIN
Trustee

Curtis P. Hayward

BECKY O'FLAHERTY

CURTIS P. HAYWARD

State of EIKO Nevada)
County of EIKO) ss.

This instrument was acknowledged before me on the 15th day of May, 2018
By: Curtis P. Hayward

Signature: *Danielle Luperchio*
Notary Public
Expiration Date: 05-10-09-2018



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-380-62
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 \$52,500.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: \$52,500.00

Real Property Transfer Tax Due: \$204.75

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
JERRY R. MARTIN, Trustee

Signature *Matthew A. Gray* Capacity Grantee
MATTHEW A. GRAY

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JERRY R. MARTIN, Trustee of the
JERRY R. MARTIN 1994 TRUST,
dated July 20, 1994, JOHN T.
O'FLAHERTY, BECKY O'FLAHERTY,
and CURTIS P. HAYWARD
Address: 1500 Avenue F, Suite 4
City: Ely
State: NV Zip: 89301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MATTHEW A. GRAY and BRIDGETT
R. GRAY
Address: P O Box 588
City: Eureka
State: NV Zip: 89316

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

Print Name: Cow County Title Co. Escrow #: 79054
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043