

APN # 001-161-14

Recording Requested By:

Name Antonio C. Tognoni

Address 320 Shady Valley Rd.

City/State/Zip Sparks, NV 89441

EUREKA COUNTY, NV
RPTT: \$234.00 Rec: \$35.00
Total: \$269.00
ANTONIO C TOGNONI

2018-235539
07/06/2018 04:47 PM

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LISA HOEHNE, RECORDER

Grant, Bargain and Sale Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 6 day of July, 2018, by and between GLADYS P. GOICOECHEA AND PETER J. GOICOECHEA, wife and husband of Eureka, Nevada, Grantors, and ANTONIO C. and VERONICA L. TOGNONI, husband and wife of Sparks, Nevada, 320 Shady Valley Road, 89441, Grantees.

WITNESSETH

That the said Grantors for and in consideration of the sum of TEN DOLLARS, (\$10.00), and other and further valuable consideration, to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantees, and to their heirs, executors, administrators and assigns forever, all those certain lots, pieces or parcels of land of real property situate in the Town of Eureka, County of Eureka, State of Nevada, and more particularly described as follows:

APN: 001-161-14

400 SOUTH MONROE STREET, EUREKA, NEVADA

A parcel of land north of Block 45, And more particularly described as follows: BEGINNING at a point at the NE corner of Lot 1 in Block 45, THENCE N 8 degrees 33' W, a distance of 62 feet to the south sideline of Block 32; THENCE S 82 degrees 56' W along said south line of Block 32, distance of 150 feet; THENCE S 8 degrees 33' E, a distance of 62 feet to a point; THENCE N 82 degrees 56' E, a distance of 7.76 feet to the NW corner of Lot 1 in Block 45; THENCE N 81degrees 27' E and extending along the north sideline of Lot 1 in Block 45, a distance of 142.24 feet to the point of beginning. Plus see Exhibit "A" attached hereto Together with the houses and improvements situate thereon.

EXHIBIT "A":

BEGINNING AT A POINT N 8 Degrees 33' W, a distance of 51.46 feet from the NE corner of Lot 1, Block 45, a point on the southside line of Block 32; THENCE N 82 degrees 56' E, a distance of 9.38 feet to a point on the south sideline of Block 32; THENCE N 8 degrees 33' W, a distance of 31.0 feet, THENCE S 82 degrees 56' W, a distance of 159.38 feet, THENCE S 8 degrees 33' W, a distance of 31.0 feet, a point on the south sideline of Block 32; THENCE N 82 degrees 56' E, a distance of 150.00 feet to the point of beginning, a point on the south sideline of Block 32. 14,229 square feet more or less

TO HAVE AND TO HOLD, all and singular, the said premises with the tenements, hereditaments, and appurtenances thereunto belonging to or in anywise appertaining, unto the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF the Grantors have hereunto set their hands the day and year first written above.


GLADYS P. GOICOECHEA


PETER J. GOICOECHEA

STATE OF NEVADA)

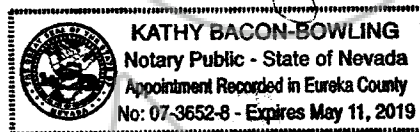
: ss.

COUNTY OF EUREKA)

ON July, 10, 2018, personally appeared before me, a Notary Public,

GLADYS P. GOICOECHEA and PETER J. GOICOECHEA, who acknowledged that they executed the foregoing instrument.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-161-14
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 60,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 5234.00

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 AS C. Z

Capacity Grantee

Signature Veronica Tognoni

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gladys P. + Peter J. Goicoechea

Address: P.O. Box 97

City: EVREKA

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Antonio C. + Veronica L.

Address: 320 Shady Valley

City: Sparks

State: NV Zip: 89441

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

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____

Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED