

APN# 007-380-63

Send tax statements to:  
Danielle Salazar  
637 Sharrow Circle Drive  
Eureka, NV 89316

When recorded return to:  
Copenhaver & McConnell, P.C.  
950 Idaho Street  
Elko, NV 89801

EUREKA COUNTY, NV **2018-236431**  
RPTT:\$1092.00 Rec:\$35.00  
Total:\$1,127.00 **11/21/2018 02:03 PM**  
COPENHAVER & MCCONNELL Pgs=4



LISA HOEHNE, RECORDER

GRANT, BARGAIN AND SALE DEED

FOR CONSIDERATION RECEIVED, **PAULINE INCHAUSPE**, a single woman, as Grantor, does hereby grant, bargain and sell to, **DANIELLE SALAZAR, a single woman**, as Grantee, and to its successors and assigns to the property located in Eureka County, Nevada and more particularly described as follows:

APN: 007-380-63

See Exhibit A

TOGETHER WITH all building and improvements situate thereon.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees, and to the assigns, forever.

## EXHIBIT 'A'

Parcel 2 as shown on that certain Parcel Map for Jerry R. Martin, John T. and Becky O'Flaherty and Curtis P. Hayward, filed in the office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half ( $\frac{1}{2}$ ) of all mineral rights, oil or gas lying in or under said land as reserved by Edwin C. Bishop and Leta B. Bishop, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

SIGNED this 30<sup>th</sup> day of October, 2018

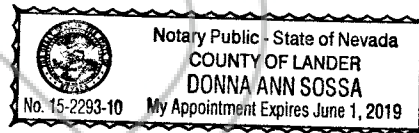
GRANTOR:

Pauline Inchauspe  
PAULINE INCHAUSPE

State of Nevada  
County of Lander

This instrument was acknowledged before me on the 30<sup>th</sup> day of October, 2018 by Pauline Inchauspe.

Donna A. Sossa  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**

**1. Assessor Parcel Number (s)**

- a) 007-380-63  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Document/Instrument#: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**2. Type of Property:**

- a) Vacant Land  
b) X 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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$	280,000.00
Transfer Tax Value:	\$	0.00
Real Property Transfer Tax Due:	\$	0.00
	\$	1,092.00

**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 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  
Signature \_\_\_\_\_ Capacity - Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Pauline Inchauspe  
Address: HC61 Box 61230  
City: Eureka  
State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Danielle Salazar  
Address: 637 Sharrow Circle Drive  
City: Eureka  
State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Copenhagen & McConnell, PC Escrow #  
Address: 950 Idaho Street  
City: Elko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)