

<b>A.P.N. No.:</b>	001-022-017
<b>R.P.T.T.</b>	\$721.50
<b>File No.:</b>	318857
<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>	
Bobby A. Douthit	
PO Box 89	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2019-238025</b>
RPTT:\$721.50 Rec:\$35.00	
\$756.50 Pgs=4	02/05/2019 01:16 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Walter R. Armas, an unmarried man and JoLinda A. Richardson, an unmarried woman , who acquired title as JoLinda A. Armas** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bobby A. Douthit and Alecia N. Douthit , husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 17 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of of Lot 13, Block A of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941.

A portion of Parcel 18 as shown on that certain Parcel Map for DAVID A. PASTORINO filed in the office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of of Lot 13, Block A of RUBY HILL ESTATES SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File Number 96135 and amended May 15, 1985, as File Number 98941, more particularly described as follows:

Commencing at the South 1/4 corner of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M. said point being a 1937 GLO brass cap;

THENCE North 45°16'26" East, a distance of 1,501.21 feet to a point lying on the easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast having a radial bearing of North 88°38'23" West, said point also being the true point of beginning;

THENCE leaving said easterly right of way line of Vandal Way, North 85°16'33" East, a distance of 132.04 feet to a point, said point being the easterly corner common to said Parcel 18 and Parcel 19 as shown on said Parcel Map, File No. 127110;

THENCE South, a distance of 54.66 feet to a point, said point being the southeast corner of said Parcel 18;

THENCE along the southerly line of said Parcel 18, North 87°45'47" West, a distance of 131.89 feet to a point lying on said easterly right of way line of Vandal Way, said point being the beginning of a non tangent curve, concave to the Southeast, having a radial bearing of North 89°14'08" East;

THENCE northerly along said easterly right of way line of Vandal Way, 38.64 feet along the arc of said curve, having a radius of 1,042.00 feet, through a central angle of 02°07'29", to the true point of beginning.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value in and under said land reserved by THE UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

APN: 001-022-17

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: ~~December~~ <sup>January 7, 2019</sup> ~~2018~~

\_\_\_\_\_  
Walter R. Armas

JoLinda A. Richardson  
JoLinda A. Richardson

State of Nevada )

) ss

County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

By: Walter R. Armas

Signature: \_\_\_\_\_

Notary Public

State of MI )

) ss

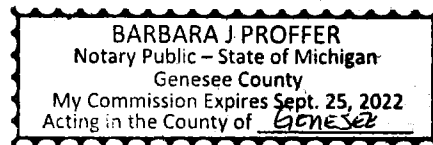
County of GENESEE )

This instrument was acknowledged before me on the 7 day of January, 2018 ~~2018~~ <sup>2019</sup>

By: JoLinda A. Richardson

Signature: Barbara J Proffer

Notary Public



THENCE northerly along said easterly right of way line of Vandal Way, 38.64 feet along the arc of said curve, having a radius of 1,042.00 feet, through a central angle of 02°07'29", to the true point of beginning.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value in and under said land reserved by THE UNITED STATES OF AMERICA, in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

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SUBJECT TO:

1. Taxes for the fiscal year;
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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: December 18, 2018

Walter R. Armas \_\_\_\_\_  
 Walter R. Armas

JoLinda A. Richardson \_\_\_\_\_  
 JoLinda A. Richardson

State of Nevada )  
 ) ss *see attached Calif. Acknowledgment*  
 County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018  
By: Walter R. Armas

Signature: \_\_\_\_\_  
Notary Public

\_\_\_\_\_ )  
 State of \_\_\_\_\_ ) ss  
 County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018  
By: JoLinda A. Richardson

Signature: \_\_\_\_\_  
Notary Public

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino

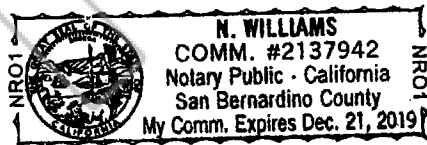
On Dec. 18 2018 before me, N. Williams, Notary Public  
(insert name and title of the officer)

personally appeared Walter R. Armas,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in  
~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mulla (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-022-17  
 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                      \$ 185,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 185,000.00  
 d. Real Property Transfer Tax Due                                \$ 721.50

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 Walter R. Armas                      Capacity                      Grantor  
 Walter R. Armas and JoLinda A. Richardson

Signature \_\_\_\_\_                      Capacity                      Grantee  
 Bobby A. Douthit and Alecia N. Douthit

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Walter R. Armas  
 Address: P.O. Box 89  
 City: Eureka  
 State: NV                      Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bobby A. Douthit, et ux  
 Address: PO Box 89  
 City: Eureka  
 State: NV                      Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 318857  
 Address: 810 Idaho St  
 City: Elko                      State: NV                      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED