

APN: 005-420-12
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

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**After Recording, Return and
Mail Tax Statements To:**

Thomas Allen Ferreira and Jennifer Allison Ferreira , as co-Trustees
24630 Broadmore Ave.
Hayward, CA 94544

Send Subsequent Tax Bills To:

Thomas Allen Ferreira and Jennifer Allison Ferreira , as co-Trustees
24630 Broadmore Ave.
Hayward, CA 94544
Phone: 510-432-8553

EUREKA COUNTY, NV **2019-238278**
Rec:\$35.00
Total:\$35.00 **03/01/2019 03:08 PM**
FELDMAN LAW GROUP Pgs=4



00004945201902382780040046

LISA HOEHNE, CLERK RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

TOM FERREIRA, a married man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

THOMAS ALLEN FERREIRA and JENNIFER ALLISON FERREIRA , as co-Trustees of THE FERREIRA LIVING TRUST, U/A dated February 20, 2019, the GRANTEE,

Whose mailing address is 24630 Broadmore Ave., Hayward, CA 94544;

All of the following described real estate situated in the County of Eureka, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on July 11, 2006, as Document No. 205416 in Eureka County Records, Eureka County, Nevada.

MORE commonly known as: Eureka, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 20th day of February, 2019.



TOM FERREIRA


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 CONTRA COSTA

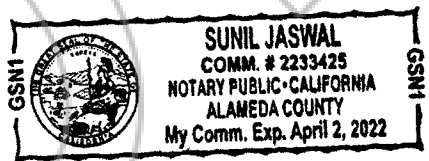
On February 20, 2019, before me, SUNIL JASWAL, a Notary Public, personally appeared TOM FERREIRA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

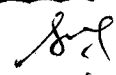
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature





Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.



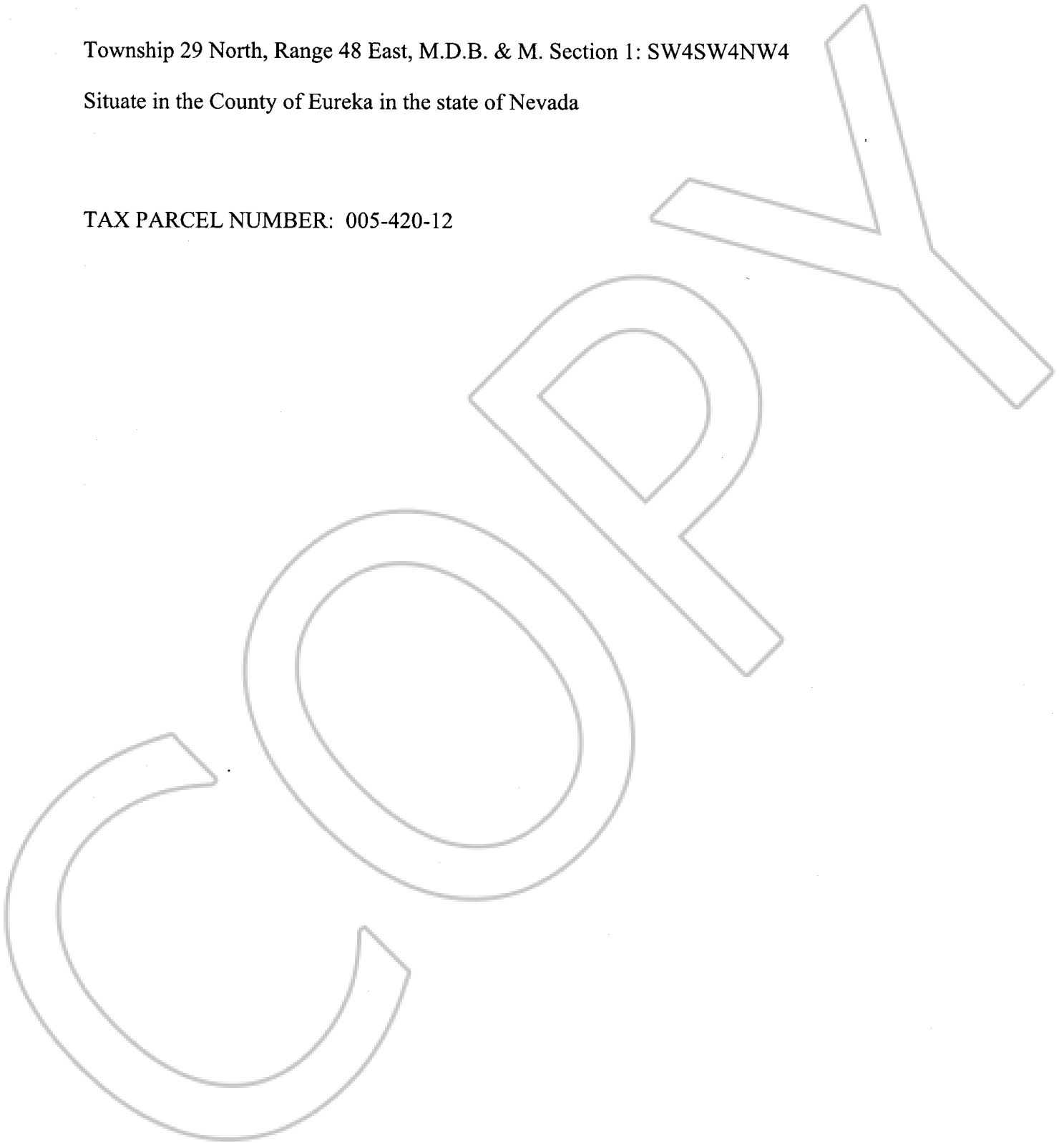
TOM FERREIRA

EXHIBIT A

Township 29 North, Range 48 East, M.D.B. & M. Section 1: SW4SW4NW4

Situate in the County of Eureka in the state of Nevada

TAX PARCEL NUMBER: 005-420-12



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 005-420-12
- b. _____
- c. _____
- d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apt. Bldg
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

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

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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

Signature: _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Tom Ferreira
Allison Ferreira , co-trustees
Address: 24630 Broadmore Ave.
City: Hayward
State CA Zip: CA

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Thomas Allen Ferreira and Jennifer
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

AARON FELDMAN
Attorney at Law
Feldman Law Group
1855 Olympic Blvd.
Suite 125
Walnut Creek, California 94596