

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$35.00  
\$35.00 Pgs=2

**2019-238653**  
05/15/2019 01:09 PM

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

E05

<b>A.P.N. No.:</b>	002-023-08
<b>R.P.T.T.</b>	\$0.00
<b>File No.:</b>	420394
<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>	
Runyan	
11345 W. Soluna Drive	
Boise, ID 83709	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Melissa Runyan, a married woman and spouse of Grantee herein**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Douglas Runyan, a married man as his sole and separate property**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 5, Block 4, of Crescent Valley Ranch & Farms Unit No. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

APN: 002-023-08

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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: 05/14/2019

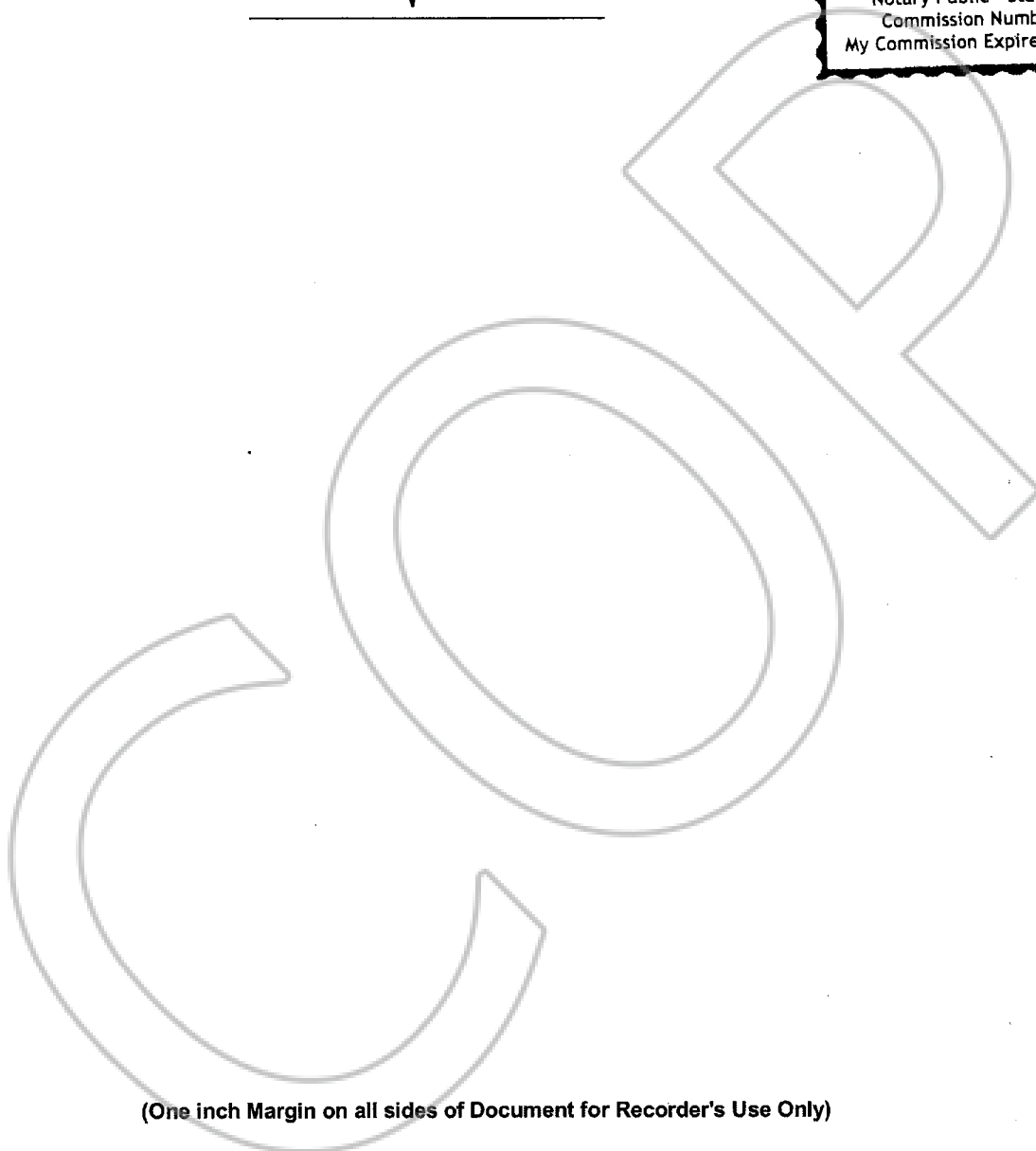
Melissa Runyan  
Melissa Runyan

State of Idaho )  
County of ADA ) ss

This instrument was acknowledged before me on the 14 day of May, 2019  
By: Melissa Runyan

Signature: B Fox  
Notary Public

**BROOKE FOX**  
Notary Public - State of Idaho  
Commission Number 66910  
My Commission Expires Jan 8, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-023-08
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Spouse to Spouse

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 Melissa Runyan Capacity Grantor

Signature Douglas Runyan Capacity Grantee

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

Print Name: Melissa Runyan  
Address: 11345 W. Soluna Drive  
City: Boise  
State: NV 83709

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

Print Name: Douglas Runyan  
Address: 11345 W. Soluna Drive  
City: Boise  
State: NV 83709

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

Print Name: Stewart Title Company  
Address: 810 Idaho St  
City: Elko

Escrow # 420394  
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED