

APN#: 001-077-01  
Escrow No. 19-252543

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**

Jan M. Romero  
PO Box 753  
Eureka, NV 89316

EUREKA COUNTY, NV **2019-238694**  
RPTT:\$429.00 Rec:\$35.00  
\$464.00 Pgs=3 **05/24/2019 11:34 AM**  
WFG NATIONAL TITLE COMPANY OF NEVADA  
LISA HOEHNE, CLERK RECORDER

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$429.00

THIS INDENTURE WITNESSETH: That

**Timothy E. Todd and Janice R. Todd, husband and wife as joint tenants,**

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

**Jan M. Romero, a married woman, as her separate property,**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- SUBJECT TO:
1. Taxes for the fiscal year 2018-2019.
  2. Rights of way, reservations restrictions, easements and conditions of record.

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

WITNESS my hand this 15<sup>th</sup> day of February, 2019.

Timothy E. Todd  
Timothy E. Todd

Janice R. Todd  
Janice R. Todd

STATE OF Colorado  
COUNTY OF Adams

This instrument was acknowledged before me this 15<sup>th</sup> day of February, 2019 by Timothy E. Todd and Janice R. Todd.

Jorge Gallegos Andrade  
Notary Public  
My Commission Expires: July 31<sup>st</sup>, 2019

Notary Public for Timothy E  
Todd and Janice R. Todd  
on the Sale Deed.

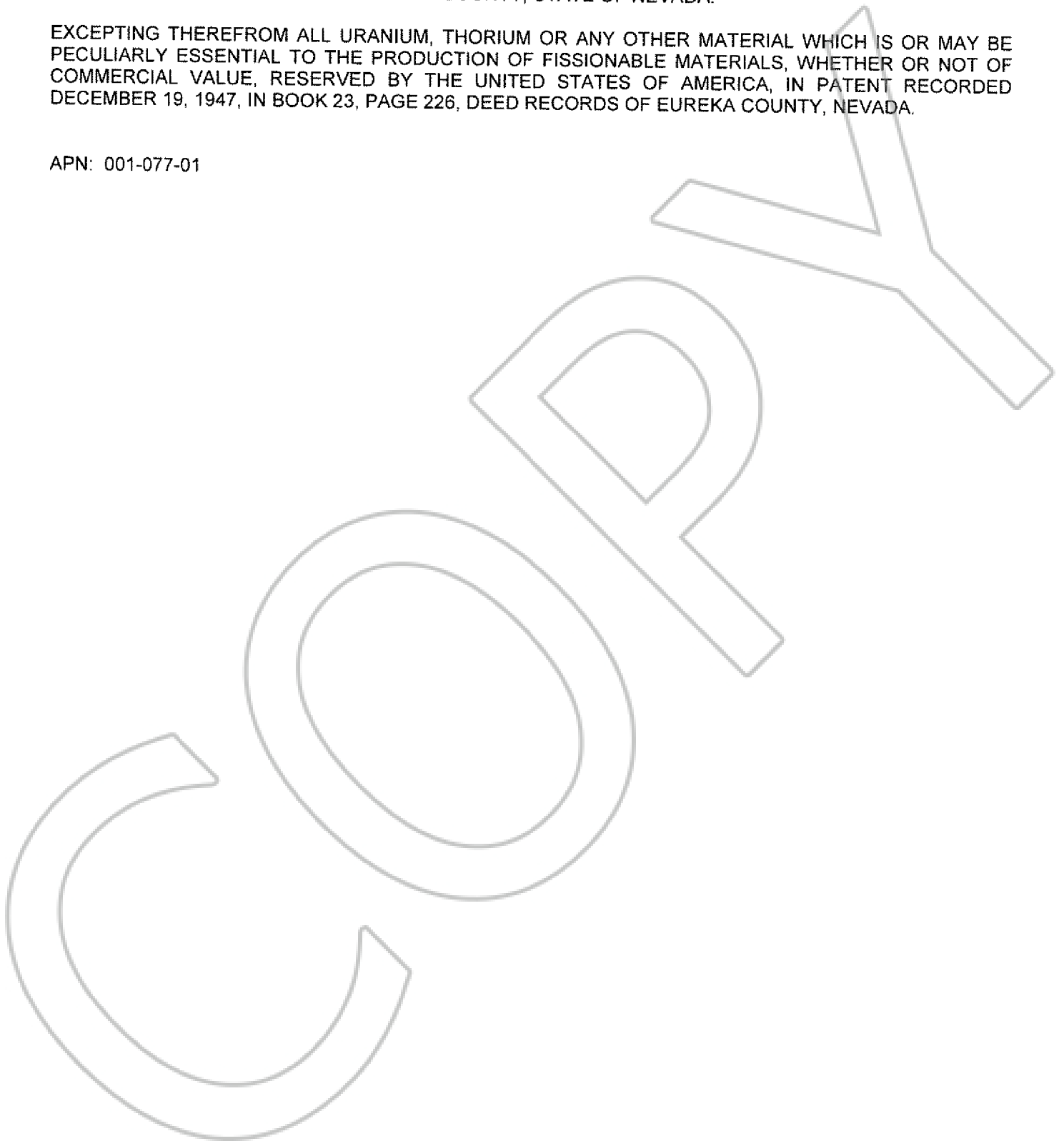
JORGE H GALLEGOS ANDRADE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154029919  
MY COMMISSION EXPIRES JULY 31, 2019

**EXHIBIT "A"  
LEGAL DESCRIPTION**

LOTS 3, 4, AND 5, BLOCK 0, AS SHOWN ON THE PLAT OF THE TOWN OF EUREKA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED DECEMBER 19, 1947, IN BOOK 23, PAGE 226, DEED RECORDS OF EUREKA COUNTY, NEVADA.

APN: 001-077-01



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) **001-077-01**
- 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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

Other \_\_\_\_\_

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

Deed in Lieu of Foreclosure Only (value of property) **\$110,000.00**  
( \_\_\_\_\_ )  
Transfer Tax Value: **\$110,000.00**  
Real Property Transfer Tax Due: **\$429.00**

**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 Jan M Romero

Capacity Grantee

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

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

Print Name: **Timothy E. Todd and Janice R. Todd**  
Address: **4060 E. 131st Ct.**  
City: **Thornton**  
State: **Colorado** Zip: **80241**

Print Name: **Jan M. Romero**  
Address: **PO Box 753**  
City: **Eureka**  
State: **Nevada** Zip: **89316**

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

Print Name: **WFG National Title Insurance Company** Escrow #: **19-252543**  
Address: **905 Railroad Street Suite 204**  
City: **Elko** State: **NV** Zip: **89801**