

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2019-238868**
RPTT:\$5.85 Rec:\$35.00
Total:\$40.85 **06/05/2019 01:50 PM**
GABRIELE E EGGERT Pgs=3



00005644201902388680030038

LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 00302408
WHEN RECORDED RETURN TO:
Shawn Winters
P.O. Box 1708
Leander, Texas, 78646

WARRANTY DEED

THE GRANTOR(S),

- Gabriele E Eggert, a single person,

for and in consideration of: \$1,400.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Shawn Winters, P.O. Box 1708, Leander, Williamson County, Texas, 78646,
the following described real estate, situated in Crescent Valley, in the County of Eureka, State of Nevada:

Legal Description:

Block 8, Lot 5, Crescent Valley Ranch & Farms, Unit 3 as recorded, Section 17 Township 29 N. Range 48 E

Description is as it appears in Document No. 0230961, Official Records, Eureka County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,

rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 00302408

Mail Tax Statements To:
Shawn Winters
P.O. Box 1708
Leander, Texas 78646

Grantor Signatures:

DATED: 6/3/19

Gabriele E. Eggert
Gabriele E Eggert
1748 Pinewood Dr #8
Minden, Nevada, 894323

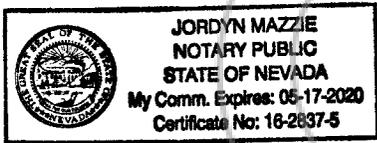
STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 3 day of June, 2019 by Gabriele E Eggert.

Jordyn Mazzie
Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)



My commission expires 05/17/2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 00302408
 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'/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

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

3. Total Value/Sales Price of Property \$ 1400.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 1400.00
 Real Property Transfer Tax Due \$ 5.85

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 Gabriele E. Eggert Capacity Seller
 Signature Shawn Winters Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gabriele E Eggert
 Address: 1748 Pinewood Drive #8
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shawn Winters
 Address: P.O. Box 1708
 City: Leander
 State: Texas Zip: 78646

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED