

EUREKA COUNTY, NV
RPTT:\$40.95 Rec:\$35.00
Total:\$75.95
GERBER LAW OFFICES

2019-239247
07/08/2019 09:13 AM
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LISA HOEHNE, CLERK RECORDER

A.P.N.(s) 002-017-29 & 002-017-30

R.P.T.T. \$

WHEN RECORDED MAIL TO:

Gerber Law Offices
491 4TH Street
Elko, Nevada 89801

MAIL TAX STATEMENTS TO:

Dawn A. Gann and R. Shane Rosecrans
2257 Lander Avenue
Crescent Valley, Nevada 89821

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TOMLAN Properties L.L.C.

Do(es) hereby GRANT, BARGAIN and SELL to;

Dawn A. Gann and Robert Shane Rosecrans, an engaged couple, as JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP (NOT AS TENANTS IN COMMON)
the real property situate in the County of Eureka, State of Nevada, described as follows;

Crescent Valley Ranch & Farms Unit #1, Block 9, Lot(s) 18 & 19

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any,
thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date April 6, 2015

TOMLAN Properties L.L.C.

By:

Tom C. Pratt
Tom C. Pratt, Manager

STATE OF NEVADA

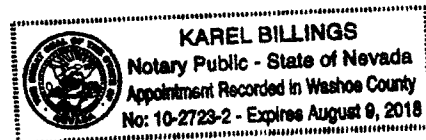
County of Washoe

On 4/6/15 personally
appeared before me, a Notary Public,

Tom C Pratt

who acknowledged that he executed
the above instrument.

Karel Billings
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-017-29
b) 002-017-30
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 10,160.00

Transfer Tax Value: \$ 10,160.00

Real Property Transfer Tax Due \$ 40.95

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 [Signature] Capacity Buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Toulan Properties LLC

Address: 6105 Whiskey Springs Rd

City: Reno

State: NV Zip: 89510-9751

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dawn Gann R Shane Rosecrans

Address: 2257 Lander Ave

City: Crescent Valley

State: NV Zip: 89821

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