

APN: 002-017-29  
002-017-30

Mail Tax Statements to:

Dawn Gann and R. Shane Rosecrans  
2257 Lander Avenue  
Crescent Valley, Nevada 89316

When Recorded Return to:

GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

EUREKA COUNTY, NV

Rec:\$35.00

Total:\$35.00

GERBER LAW OFFICES LLP

2019-239303

07/23/2019 01:33 PM

Pgs=3



00006131201902393030030033

LISA HOEHNE, CLERK RECORDER

E07

**GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, DAWN GANN, also known as DAWN A. GANN, and ROBERT SHANE ROSECRANS, also known as R. SHANE ROSECRANS, an engaged couple as Joint Tenants with Right of Survivorship, herein referred to as Grantors, do hereby grant, bargain and sell to DAWN A. GANN, Trustee of the DAWN A. GANN LIVING TRUST, dated May 10, 2019, and R. SHANE ROSECRANS, Trustee of the R. SHANE ROSECRANS LIVING TRUST, dated May 10, 2019, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

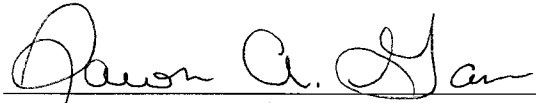
Crescent Valley Ranch and Farms Unit #1, Block 9, Lot(s) 18 & 19.

TOGETHER WITH all buildings and improvements thereon.

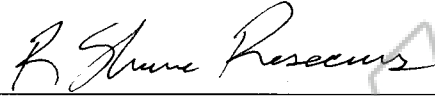
TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have signed this Deed this 12 day of July, 2019.



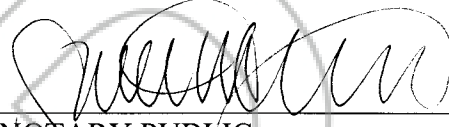
DAWN A. GANN also known as DAWN GANN

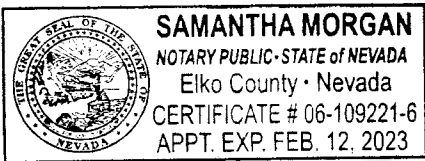


ROBERT SHANE ROSECRANS also know as R. SHANE ROSECRANS

STATE OF NEVADA     )  
                                      : ss.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on July 12<sup>th</sup>, 2019, by DAWN A. GANN also know as DAWN GANN and ROBERT SHANE ROSECRANS also known as R. SHANE ROSECRANS.

  
\_\_\_\_\_  
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) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explanation Reason for Exemption : A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Dawn A. Gann, Trustee and  
Shane Rosecrans, Trustee  
Address: 2257 Lander Avenue  
City: Crescent Valley  
State: Nevada Zip: 89821

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

Print Name: Dawn A. Gann Living Trust, and R.  
Shane Rosecrans Living Trust.  
Address: 2257 Lander Avenue  
City: Crescent Valley  
State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
Address: 491 4<sup>th</sup> Street  
City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED