

APN: 002-039-06

Prepared By

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____

After Recording Return To/Mail Tax Statements To:

Name: Kathy G. Boykin
Address: 115 Hunt Club Lane #H
City: Raleigh State: NC Zip Code: 27606

EUREKA COUNTY, NV
RPTT:\$19.50 Rec:\$35.00
\$54.50 Pgs=3
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

2019-239636

10/21/2019 03:46 PM

Space Above This Line for Recorder's Use

NEVADA GENERAL WARRANTY DEED

STATE OF California

COUNTY OF placer

This General Warranty Deed is made on this 17 day of October, 2019,
between the Grantor Max Moon
of address 470 Darlington Way, Lincoln CA 95648
and the Grantee Kathy G. Boykin, an unmarried woman
of address 115 Hunt Club Lane #H, Raleigh, NC, 27606

For consideration of the sum of Ten dollars (\$10.00), the Grantor hereby bargain, deed and convey the following described real property to the grantee forever, free and clear with WARRANTY COVENANTS:

Legal Description: CVR&F UNIT #1, LOT 7, BLOCK 23, as shown on the map of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, filed in the office of the County Recorder of Eureka County, Nevada, on April 6, 1959. Document No. 34081.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above described property; that it has a good right to convey, that the property is free from all liens and encumbrances; that the Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, execute and instrument necessary for the further assurance of the title to the property that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

EXECUTED this 17 day of October, 2019.

Grantor Name: Max Moon

Grantor Signature: [Signature]

APN: 002-039-06

STATE OF California
COUNTY OF Placer

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Max Moon whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of October, 2019



AR
Notary Public

My Commission Expires: 01/22/2021

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On 10/17/2019 before me, Angela Rusfeldt, Notary public
(insert name and title of the officer)

personally appeared Max Moon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-039-06
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 _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 4,600.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 4,600.00

d. Real Property Transfer Tax Due

\$ 19.50

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 
Max Moon

Capacity _____ Grantor _____

Signature _____
Kathy  Boykin

Capacity _____ Grantee _____

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

Print Name: Max Moon

Address: 470 Darlington Way

City: Lincoln

State: CA Zip: 95648

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

Print Name: Kathy  Boykin

Address: 116 Hunt Club Lane #H

City: Raleigh

State: NC Zip: 27606

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

Print Name: Stewart Title Company

Escrow # 539727

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED