

<b>A.P.N. No.:</b>	001-230-07	<b>EUREKA COUNTY, NV</b> RPTT:\$85.80 Rec:\$37.00 \$122.80 Pgs=2 <b>2020-239996</b> 01/07/2020 03:18 PM COW COUNTY TITLE CO. LISA HOEHNE, CLERK RECORDER
<b>R.P.T.T.</b>	\$85.80	
<b>Escrow No.:</b>	81462	
<b>Recording Requested By:</b>		
Cow County Title Co.		
<b>Mail Tax Statements To:</b>	Same as below	
<b>When Recorded Mail To:</b>		
TYLER THOMAS and TRACY THOMAS		
P O Box 942		
Eureka, NV 89316		

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LONNIE THOMAS JR and KATHLEEN THOMAS, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TYLER THOMAS and TRACY THOMAS, as husband and wife as community property with rights of survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

That portion of the East Half of Section 11, Township 19 North, Range 53 East, M.D.B.&M., more particularly described as follows:

Lot 7, EUREKA CANYON SUBDIVISION PHASE 1 STAGE 1, according to the map thereof recorded July 2, 2012 in the office of the County Recorder of Eureka County, Nevada as File No. 220732, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-230-07

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 28, 2019

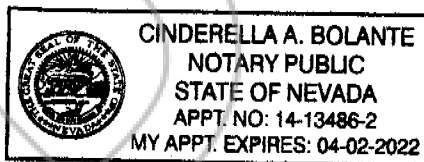
Lonnie Thomas Jr.  
LONNIE THOMAS JR

Kathleen Thomas  
KATHLEEN THOMAS

State of NV )  
County of Washoe ) ss.

This instrument was acknowledged before me on the 18<sup>th</sup> day of November, 2019 By:  
LONNIE THOMAS JR and KATHLEEN THOMAS

Signature: Cinderella A. Bolante  
Notary Public  
Expiration Date: 04-02-2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-230-07  
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  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property

\$22,000.00

Deed in Lieu of Foreclosure Only (value of Property) (\_\_\_\_\_)

Transfer Tax Value: \$22,000.00

Real Property Transfer Tax Due: \$85.80

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 Lonnie Thomas Jr. Capacity Grantor  
LONNIE THOMAS JR

Signature \_\_\_\_\_ Capacity Grantee  
TYLER THOMAS

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

Print Name: LONNIE THOMAS JR and KATHLEEN THOMAS  
Address: 960 Santa Cruz Street  
City: Sparks  
State: NV Zip: 89436

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

Print Name: TYLER THOMAS and TRACY THOMAS  
Address: P O Box 942  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Cow County Title Co. Escrow #: 81462  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

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LONNIE THOMAS JR

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TYLER THOMAS

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