

A.P.N. No.:	002-013-05
R.P.T.T.	\$ 25.35
File No.:	617201
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ryan Jones	
1005 Prairie Lane	
Stevensville, MT 59870	

EUREKA COUNTY, NV	2020-240025
RPTT:\$25.35 Rec:\$37.00	
\$62.35 Pgs=2	01/17/2020 01:08 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Gilbert Goode and Karen A. Goode, Trustees of the Goode Living Trust dated September 10, 2018

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Ryan Jones, a single man and Timothy Cavanaugh, a single man, as joint tenants

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 8, Block 17, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada as File #34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

APN: 002-013-05

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.

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: 1/15/2020

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-013-05
 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 \$ 6,400.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 6,400.00
 d. Real Property Transfer Tax Due \$ 25.35

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 Gilbert Goode Capacity Grantor
 Gilbert Goode, Trustee
 Signature _____ Capacity Grantee
 Ryan Jones

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Gilbert Goode and Karen A. Goode, Trustees of the Good Living Trust dated September 10, 2018
 Address: 168 Laguna Landing
 City: Foster
 State: VA Zip: 23056

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ryan Jones, et al
 Address: 1005 Prairie Lane
 City: Stevensville
 State: MT Zip: 59870

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 617201
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801