

A.P.N. No.:	007-380-65
R.P.T.T.	\$ 975.00
File No.:	619983
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jacqueline Hodson	
588 El Cajon	
Eureka, NV 89316	

EUREKA COUNTY, NV	2020-240062
RPTT:\$975.00 Rec:\$37.00	
\$1,012.00 Pgs=3	02/05/2020 01:45 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Timothy S. Rosener and Amanda Rosener, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jacqueline Hodson and Tayler Hodson, wife and husband, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 4 as shown on that certain Parcel Map for JERRY R. MARTIN, JOHN T. and BECKY O'FLAHERTY and CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land conveyed to OWEN J. MILLER and CHERYL MILLER, husband and wife, by deed recorded February 7, 2005, in Book 406, Page 270, Official Records, Eureka County, Nevada, more particularly described as follows:

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.B.D.&M., more particularly described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.,

Thence N. 88° 12' 43" E., along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence S. 88° 12' 43" W., along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Owen J. and Cheryl Miller, by deed recorded May 7, 2012, in Book 533, Page 42, Official Records of Eureka County, Nevada, more particularly described as follows:

A parcel of land located in Section 28, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, being a portion of that parcel shown on a Boundary Line Adjustment, Record of Survey for Owen J. & Cheryl Miller, Jerry Martin, John T. O'Flaherty, Becky O'Flaherty and Curtis P. Hayward, as File No. 196151, more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 4 as shown on the Parcel Map for Jerry R. Martin, John T. & Becky O'Flaherty and Curtis P. Hayward, on file in the Office of the Eureka County Recorder, Eureka, Nevada, as File No. 163256, thence North 88°12'50", 118.47 feet along the Northerly line of said Parcel No. 4, to Corner No. 1, the true point of beginning;

Thence continuing North 88°12'50" East, 86.46 feet along said Northerly line of Parcel No. 4, to Corner No. 2;

Thence South, 27.48 feet, to Corner No. 3;

Thence East, 30.00 feet, to Corner No. 4;

Thence North, 28.42 feet, to Corner No. 5, a point being on the Northerly line of said Parcel No. 4;

Thence North 88°12'50" East, 89.61 feet along said Northerly line of Parcel No. 4, to Corner No. 5, a point being the Northeast corner of said Parcel No. 4;

Thence South 00°13'02" East, 100.28 feet along the Easterly line of said Parcel No. 4, to Corner No. 6;

Thence South 88°24'23" West, 206.43 feet, to Corner No. 7;

Thence North 00°00'44" West, 99.57 feet, to Corner No. 1, the point of beginning.

FURTHER EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

APN: 007-380-65

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: 31-2020

SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

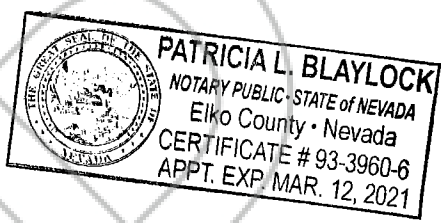
Timothy S. Rosener
Timothy S. Rosener

Amanda Rosener
Amanda Rosener

State of Nevada)
County of Elko) ss

This instrument was acknowledged before me on the 31st day of January, 2020
By: Timothy S. Rosener and Amanda Rosener

Signature: Patricia L. Blaylock
Notary Public
Patricia L. Blaylock
My Commission Expires: 03/12/2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-380-65
 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'/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 \$ 250,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 250,000.00
 d. Real Property Transfer Tax Due \$ 975.00

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 _____ Capacity Grantor
 Signature Jacqueline Hodson Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Timothy S. Rosener, et ux
 Address: PO Box 74
 City: Eureka
 State: NV Zip: 89314

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jacqueline Hodson, et ux
 Address: 588 El Cajon
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 619983
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED