

APN: 003-432-05

When Recorded return to:

Linda L. Mowray
5905 Amargosa Drive
Sun Valley, NV 89433

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$11.70 Rec:\$37.00
Total:\$48.70
LINDA L MOWRAY

2020-240106
02/25/2020 03:23 PM
Pgs=3



00007176202002401060030038

LISA HOEHNE, CLERK RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 7th day of November, 2017, by and between JAMES M. KLINE, an unmarried man, as his sole and separate property, Grantor; and LINDA L. MOWRAY, an unmarried woman, Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Parcel 10 as shown on that certain Map of Division Into Large Parcels for Cattermens Title Guarantee and Cattlemens Title Guarantee as Trustee for Tehama Holdings filed in the Office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, Book 25, Page 290, Deed Records, Eureka County, Nevada. Parcel 42, lying within Sections 12 and 13, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

TOGETHER WITH all buildings and improvements situate thereon.

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

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

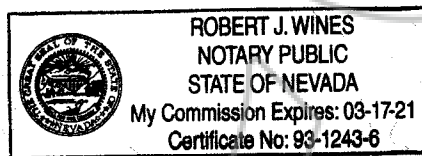
TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

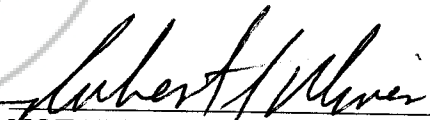
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.


JAMES M. KLINE

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 13 day of November, 2017, personally appeared before me, a Notary Public, JAMES M. KLINE, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.




NOTARY PUBLIC
Commission Expires 3/17/21

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 003-432-05
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 2712.00

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 11.70

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 Linda Mowray Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jim Kline
Address: Box 553
City: Carlin NV
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Linda Mowray
Address: Box 1615
City: Carlin
State: NV Zip: 89822

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED