

EUREKA COUNTY, NV  
RPTT:\$19.50 Rec:\$37.00  
\$56.50 Pgs=3  
COW COUNTY TITLE COMPANY  
LISA HOEHNE, CLERK RECORDER

**2020-240507**

**05/26/2020 04:37 PM**

<b>A.P.N. No.:</b>	005-040-07
<b>R.P.T.T.</b>	\$19.50
<b>Escrow No.:</b>	82027
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
CHRIS G. HOUSLEY	
7095 Orchard Station Road	
Sebastopol, CA 95472	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RONALD M. BARAGER**, a **single man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CHRIS G. HOUSLEY**, an **unmarried man**, 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:

### **TOWNSHIP 31 NORTH. RANGE 48 EAST. M.D.B. & M.**

Section 21: The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4)

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, page 168 as File No. 29127, Eureka County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 005-040-07

### 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.

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: May 20, 2020

Ronald M. Barager.  
RONALD M. BARAGER

State of California )  
County of Modoc ) ss.

This instrument was acknowledged before me on the 20 day of May, 2020 By:  
RONALD M. BARAGER

Signature: Kelly L. Stevenson  
Notary Public  
Expiration Date: Nov 7, 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 Modoc

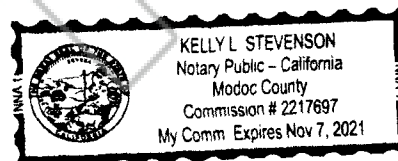
On May 20, 2020 before me, Kelly L. Stevenson  
(insert name and title of the officer)

personally appeared Ronald M Barager,  
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 Kelly L. Stevenson (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-040-07
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
<b>Notes:</b>	

3. Total Value/Sale Price of Property \$4,700.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$4,700.00  
 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 *Ronald M. Barager* Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: RONALD M. BARAGER  
 Address: P.O. Box 11  
 City: Cedarville  
 State: CA Zip: 96104

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

Print Name: CHRIS G. HOUSLEY  
 Address: 7095 Orchard Station Road  
 City: Sebastopol  
 State: CA Zip: 95472

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

Print Name: Cow County Title Co. Escrow #: 82027  
 Address: 761 S. Raindance Drive  
 City: Pahrump State: NV Zip: 89048

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