

A.P.N. 001-032-10

**Recording Requested by
and Return to:**

Jason C. Morris, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505

Send Tax Statements To Grantee:

Kirsten L. Schroeder, Trustee
KSM TRUST
400 N. O'Neil Ave.
Eureka, NV 89316

EUREKA COUNTY, NV
LAND-GBS
Rec: \$37.00
Total: \$37.00

2020-240719
06/11/2020 08:33 AM
Pgs=3

JASON C. MORRIS, ESQ



LISA HOEHNE, CLERK RECORDER E07

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between KIRSTEN L. SCHROEDER, an unmarried woman (hereinafter referred to as "Grantor"), and KIRSTEN L. SCHROEDER, as Trustee of the KSM TRUST dated May 6, 2020 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to its successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Lots 18, 19 and 20, Block 77 of the Town of Eureka, according to the official map thereof filed in the Office of the County Recorder, Eureka County, State of Nevada.

Commonly known as: 400 N. O'Neil Ave., Eureka, Nevada 89316

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights of way and easement, if any of record on said premises.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which she may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents this 6th day of May, 2020.

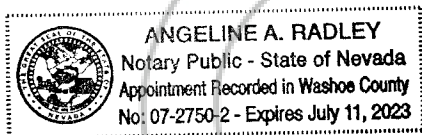
GRANTOR:

Kirsten L. Schroeder
KIRSTEN L. SCHROEDER

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on May 6th, 2020, by KIRSTEN L. SCHROEDER.



Angeline A. Radley
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-032-10
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 RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$0.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
b. Explain reason for exemption: Transfer to a trust with no consideration

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: [Signature]

Capacity: Grantor

Signature: _____

Capacity: Grantee

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

Print Name: Kirsten L. Schroeder

Address: 400 N. O'Neil Ave

City: Eureka

State: NV Zip: 89316

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

Print Name: The KSM Trust

Address: 400 N. O'Neil Ave

City: Eureka

State: NV Zip: 89316

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

Print Name: Jason C. Morria Esq

File Number: /

Address: PO Box 2311

City: Reno

State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)