

A.P.N. No.:	001-172-06
R.P.T.T.	\$1,285.05
File No.:	789418 TB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Dylan Brooks Korth	
PO Box 215	
Eureka, NV 89316	

EUREKA COUNTY, NV	2020-240838
RPTT:\$1285.05 Rec:\$37.00	
\$1,322.05 Pgs=3	07/23/2020 03:36 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Clinton T. Garrett and Danielle R. Garrett, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dylan Brooks Korth and Kristy Lee Kees, husband and wife, as joint tenants**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Attached Exhibit A

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: 7/14/2020

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

Clinton T. Garrett
Clinton T. Garrett

Danielle R. Garrett
Danielle R. Garrett

State of Nevada)
County of Storey) ss

This instrument was acknowledged before me on the 14 day of July, 2020
By: Clinton T. Garrett and Danielle R. Garrett

Signature: Doreayne Nevin
Notary Public

My Commission Expires: 12-12-2021

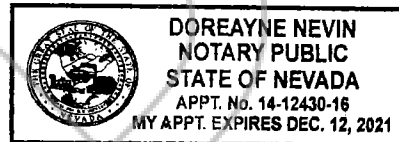


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 789418

A parcel of land being portions of Parcel A and Revised Parcel B of the Amended Parcel Map for William E. & Robin R. Hicks, recorded June 8, 1999 as File No. 172264, Eureka County, Nevada records, situated within the Northeast Quarter of Section 23, Township 19 North, Range 53 East, MOM, Eureka Town site, Eureka County, Nevada, being more particularly described as follows:

Beginning at the Westerly angle point of Parcel B2 as shown on the Parcel Map recorded October 29, 2008 in the Office of the County Recorder of Eureka County, Nevada as File No. 212688, Eureka County, Nevada records, from which the Southwest corner of said Parcel A, being a 2.5" iron pipe with 3.5" GLO brass cap stamped "CE 1 /16 ETS S23 1935", bears South 39° 33'01" West a distance of 794.70 feet; thence along the Northwesterly boundary of said Parcel B2 North 36° 39'52" East a distance of 118.60 feet; thence departing said Northwesterly boundary North 12° 7' 19" East a distance of 64.25 feet; thence North 57° 45'44" West a distance of 280.67 feet to a point on the Easterly limits of the 60' PRIVATE ACCESS EASEMENT & PUE as shown on said Amended Parcel Map File No. 172264; thence along said Easterly limits from a tangent which bears South 25° 23'49" West, along a circular curve to the left with a radius of 255.00 feet and a central angle of 05° 21'24" an arc length of 23.84 feet; thence South 20° 02'25" West a distance of 176.23 feet; thence along a tangent circular curve to the left with a radius of 105.00 feet and a central angle of 36° 51' 38" an arc length of 67.55 feet; thence South 16° 49' 13" East a distance of 77.88 feet to a point on the North boundary of said Parcel A; thence departing said North boundary 16° 49' 13" East a distance of 77.01 feet; thence along a tangent circular curve to the right with a radius of 140.00 feet and a central angle of 40° 29'42" an arc length of 98.95 feet; thence with a non-tangent line North 55° 39' 18" East a distance of 161.98 feet; thence North 27° 19' 32" East a distance of 112.42 feet to the Point of Beginning.

APN: 001-172-06

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-172-06
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 \$ 329,500.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 329,500.00
d. Real Property Transfer Tax Due \$ 1,285.05

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 [Signature] Capacity _____ Settlement Agent _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clinton T. Garrett
Address: PO Box 366
City: Virginia City
State: NV Zip: 89440

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dylan Brooks Korth
Address: PO Box 215
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 789418 TB
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED