

A.P.N. No.:	003-093-01
R.P.T.T.	\$ 21.45
File No.:	764555 TB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Benjamin W. Kohls	
1330 Skyline Blvd	
Reno, NV 89509	

EUREKA COUNTY, NV		2020-240843
RPTT:\$0.00	Rec:\$37.00	
\$37.00	Pgs=2	07/23/2020 03:39 PM
STEWART TITLE ELKO		
LISA HOEHNE, CLERK RECORDER		E03

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nancy Toland, a married woman, spouse of former owner, Robert G. Toland for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Benjamin W. Kohls, an unmarried man, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 1, Block 2 of Crescent Valley Ranch & Farms Unit No. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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: 6/30/2020

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

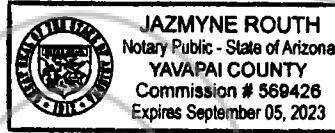
Nancy Toland
Nancy Toland

State of Arizona)
County of Yavapai) SS

This instrument was acknowledged before me on the 30 day of June, 2020
By: Nancy Toland

Signature: [Signature]
Notary Public

My Commission Expires: Sept 05, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-093-01
 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 \$ 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 NRS 375.090, Section 3
 b. Explain Reason for Exemption: Clearing title of any potential interest of former owner's spouse

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 Nancy Toland Capacity Grantor
 Nancy Toland

Signature _____ Capacity _____
 Benjamin W. Kohls Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Nancy Toland
 Address: 10331 E. Manzanita Trail
 City: Dewey
 State: AZ 86327

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Benjamin W. Kohls
 Address: 1330 Skyline Blvd
 City: Reno
 State: NV 89509

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 764555 TB
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801