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|---|------------|
| <b>A.P.N. No.:</b>                                  | 003-093-01 |
| <b>R.P.T.T.</b>                                     | \$ 0.00    |
| <b>File No.:</b>                                    | 764555 TB  |
| <b>Recording Requested By:</b>                      |            |
| <b>Stewart Title Company</b>                        |            |
| <b>Mail Tax Statements To:</b> <i>Same as below</i> |            |
| <b>When Recorded Mail To:</b>                       |            |
| Benjamin W. Kohls                                   |            |
| 1330 Skyline Blvd.                                  |            |
| Reno, NV 89509                                      |            |

|                             |                            |
|-----------------------------|----------------------------|
| EUREKA COUNTY, NV           | <b>2020-240844</b>         |
| RPTT:\$0.00 Rec:\$37.00     |                            |
| \$37.00 Pgs=2               | <b>07/23/2020 03:39 PM</b> |
| STEWART TITLE ELKO          |                            |
| LISA HOEHNE, CLERK RECORDER | E03                        |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michelle Stangline, a married woman, spouse of former owner, Barry Stangline 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: 6/29/2020

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

Michelle Stangline

Michelle Stangline

State of Georgia. )

County of Dickens. ) SS

This instrument was acknowledged before me on the 29 day of June, 2020

By: ~~Benjamin W. Kohls~~  
MICHELLE STANGLINE FC

Signature: [Signature]  
Notary Public

My Commission Expires: 10-23-2023



**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 possible 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 Michelle Stangline Capacity Grantor  
 Michelle Stangline

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
 Benjamin W. Kohls Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Michelle Stangline  
 Address: 227 Gadalutsee Pass  
 City: Jasper  
 State: GA 30143

**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