

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:	
Eli Adkins	
6072 FM 1502	
Detroit, TX 75436	

EUREKA COUNTY, NV	2020-240845
RPTT:\$21.45 Rec:\$37.00	
\$58.45 Pgs=2	07/23/2020 03:39 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Benjamin W Kohls, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Eli Adkins and June Adkins, husband and wife, as joint tenants**, 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: 7/22/2020

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

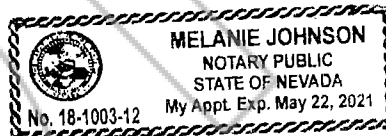
Ben Kohls
Benjamin W Kohls

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 22 day of July, 2020
By: Benjamin W Kohls

Signature: Melanie Johnson
Notary Public

My Commission Expires: May 22, 2021



**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

\$ 5,500.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 5,500.00

d. Real Property Transfer Tax Due

\$ 21.45

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 _____

Capacity _____

Settlement Agent _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Benjamin W Kohls

Address: 1330 Skyline Blvd

City: Reno

State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eli Adkins

Address: 6072 FM 1502

City: Detroit

State: TX Zip: 75436

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED