

APN: 002-049-08
R.P.T.T.: \$273.00
Escrow No.: 20006718-ES
When Recorded Return To:
Michael Dean Kersey
882 Eighth Street
Crescent Valley, NV 89821

Mail Tax Statements to:
Michael Dean Kersey
882 Eighth Street
Crescent Valley, NV 89821

EUREKA COUNTY, NV **2020-241992**
RPTT:\$273.00 Rec:\$37.00
\$310.00 Pgs=3 **09/25/2020 11:07 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
LISA HOEHNE, CLERK RECORDER

SPACE ABOVE FOR RECORDER'S USE

2597331

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David L. Shupe and Thea B. Shupe, husband and wife as community property with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Michael Dean Kersey, an unmarried man

all that real property situated in the City of Crescent Valley, County of Eureka, State of Nevada, described as follows:

Legal Description is attached hereto and made a part hereof

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 3rd day of September, 2020.

David L. Shupe
David L. Shupe

Thea B. Shupe
Thea B. Shupe

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA

COUNTY OF Contra Costa

This instrument was acknowledged before me on this 3rd day of September, 2020, by David L. Shupe and Thea B. Shupe.

Bernadette C. Brooks
Notary Public

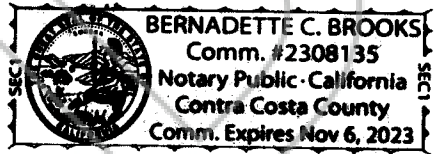


Exhibit "A"

The land referred to herein below is situated in the County of Eureka, State of Nevada, and described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE WEST 1/2 OF SECTION 4 AND EAST 1/2 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 36, AS SHOWN ON THAT MAP ENTITLED "CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1", FILED FOR RECORD APRIL 6, 1959, OFFICIAL RECORDS OF EUREKA COUNTY, STATE OF NEVADA, FILE NO. 34081, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF EIGHTH STREET;

THENCE ALONG SAID RIGHT OF WAY SOUTH $89^{\circ}30'30''$ WEST, A DISTANCE OF 361.76 FEET TO THE SOUTHWEST CORNER OF LOT 8, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7 OF SAID MAP;

THENCE NORTH $00^{\circ}20'47''$ WEST, A DISTANCE OF 348.62 FEET ALONG THE PROPERTY LINE OF SAID LOTS 7 AND 8 TO THE NORTHWEST CORNER OF LOT 8, WHICH IS ALSO THE COMMON CORNER OF LOTS 7, 2 AND 1;

THENCE ALONG THE PROPERTY LINE BETWEEN LOT 8 AND LOT 1, NORTH $89^{\circ}39'13''$ EAST, A DISTANCE OF 508.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF AIRPORT AVENUE;

THENCE ALONG SAID WESTERLY RIGHT OF WAY SOUTH $00^{\circ}11'17''$ EAST, A DISTANCE OF 347.34 FEET TO ON THE NORTHERLY RIGHT OF WAY OF EIGHT STREET;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH $89^{\circ}30'30''$ WEST, A DISTANCE OF 146.22 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 14, 2016, IN BOOK 595, PAGE 360, AS INSTRUMENT NO. 231936.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-049-08
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$70,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$70,000.00
 d. Real Property Transfer Tax Due: \$273.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Escrowholder
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>David L. Shupe and Thea B. Shupe</u>	Print Name: <u>Michael Dean Kersey</u>
Address: <u>3012 Franduras Circle</u>	Address: <u>882 Eighth Street</u>
City: <u>Oakley</u>	City: <u>Crescent Valley</u>
State: <u>CA</u> Zip: <u>94561</u>	State: <u>Nevada</u> Zip: <u>89821</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20006718-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*C/o First American Title
 701. N. Green Valley Pkwy #120
 Henderson, NV. 89074*