

A.P.N. No.:	003-085-05
R.P.T.T.	\$ 37.05
File No.:	963536
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
William Wood	
11139 Bryant Mews	
Westminster, CO 80234	

EUREKA COUNTY, NV **2020-242159**
RPTT:\$37.05 Rec:\$37.00
\$74.05 Pgs=3 11/06/2020 01:51 PM
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Ronald R Fellion and Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15, 2002** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **William Wood and Jessica Wood, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 4, Block 5, 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.

APN: 003-085-05

***SUBJECT TO:**

1. Taxes for the fiscal year; 2020-2021
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: 11-4-2020

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

Fellion Living Trust dated November 15, 2002

By: Ronald R Fellion
Ronald R Fellion, Trustee

By: Irina Fellion
Irina Fellion, Trustee

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 4th day of November, 2020
By: Irina Fellion and Ronald R Fellion as Trustees of Ronald R Fellion and
Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15,
2002

Signature: Kassandra Marie Cardona
Notary Public
Kassandra Marie Cardona
My Commission Expires: 8-21-22

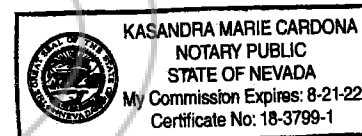


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 963536

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-085-05
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

\$ 9,500.00

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

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c. Transfer Tax Value:

\$ 9,500.00

d. Real Property Transfer Tax Due

\$ 37.05

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 _____ Capacity _____ Grantor _____

Signature [Signature] Capacity _____ Grantee [Signature]

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronald R Fellion and Irina Fellion,
Trustees, or their successors in
Trust, under the Fellion Living
Trust dated November 15, 2002

Address: 1213 Cross Way

City: Evans

State: WA Zip: 99126

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William Wood, et ux

Address: 11139 Bryant Mews

City: Westminster

State: CO Zip: 80234

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

Print Name: Stewart Title Company

Escrow # 963536

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED