

<b>A.P.N. No.:</b>	001-230-03
<b>R.P.T.T.</b>	\$ 936.00
<b>File No.:</b>	993426
<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>	
Thomas James Mahoney	
PO Box 281	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2020-243313</b>
RPTT:\$936.00 Rec:\$37.00	
\$973.00 Pgs=2	12/22/2020 02:53 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph Vance Swanson and Rebecca Lynn Swanson, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas James Mahoney and Brandy Lynn Mahoney, 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 3, Eureka Canyon Subdivision Phase 1 Stage 1, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, on July 2, 2012, as File Number 220732.

APN: 001-230-03


**SUBJECT TO:**

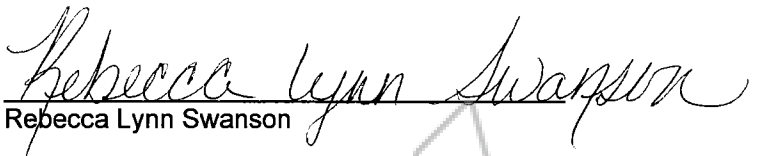
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 12/18/2020

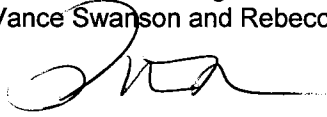
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

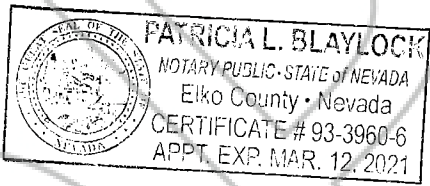
  
\_\_\_\_\_  
Joseph Vance Swanson

  
\_\_\_\_\_  
Rebecca Lynn Swanson

\_\_\_\_\_  
State of Nevada                    )  
  ) ss  
County of Elko                    )

This instrument was acknowledged before me on the 18<sup>th</sup> day of January, 2020  
By: Joseph Vance Swanson and Rebecca Lynn Swanson

Signature:   
\_\_\_\_\_  
Notary Public  
Patricia L. Blaylock  
My Commission Expires: 03/12/2021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-230-03  
 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                      \$ 240,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 240,000.00  
 d. Real Property Transfer Tax Due                              \$ 936.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Thomas James Mahoney Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joseph Vance Swanson  
 Address: 421 State Highway 75  
 City: Shoshone  
 State: ID Zip: 83352

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas James Mahoney  
 Address: PO Box 281  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company  
 Address: 810 Idaho St  
 City: Elko

Escrow # 993426  
 State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED