

A.P.N. No.:	007-395-18
R.P.T.T.	\$ 526.50
File No.:	1014936
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ruth McHugh	
4582 Hickory Trail	
Redding, CA 96003	

EUREKA COUNTY, NV
RPTT:\$526.50 Rec:\$37.00
\$563.50 Pgs=5
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

2021-244611
03/31/2021 02:00 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Pony Express Village, LLC, , a Nevada limited liability company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Ruth McHugh, an unmarried woman

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel C as shown on that certain Parcel Map for E.A. and L.C. RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on January 6, 1988, as File No. 115500, Being a portion of Lot 4 of Parcel "B" of Large Division Map, E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

APN: 007-395-18

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: 11/06/2021

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

Pony Express Village, LLC

Robert L. McMinn
Robert L. McMinn, Manager

Joanne A. McMinn
Joanne A. McMinn, Manager

Robert W. Pretel, Manager

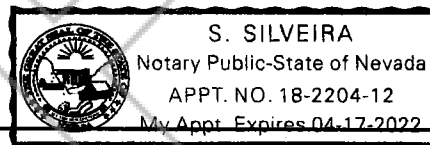
Angela C. Pretel, Manager

Christopher Schiappa, DDS, Manager

State of Nevada
County of Lyon

Subscribed and sworn to before me this 6th day of January, 2021 by Robert L. McMinn and Joanne A. McMinn, Managers of Pony Express Village, LLC.

Notary Public S. Silveira
My Commission Expires: 4-17-2022



State of _____
County of _____

Subscribed and sworn to before me this _____ day of _____, 2021 by Robert W. Pretel and Angela C. Pretel, Managers of Pony Express Village, LLC.

Notary Public _____
My Commission Expires: _____

State of _____
County of _____

Subscribed and sworn to before me this _____ day of _____, 2021 by Christopher Schiappa, Manager of Pony Express Village, LLC.

Notary Public _____
My Commission Expires: _____

Pony Express Village, LLC

Robert L. McMinn, Manager

Joanne A. McMinn, Manager

Robert W. Pretel, Manager

Angela C. Pretel, Manager

Christopher Schiappa, DDS, Manager

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 2021 by Robert L. McMinn and Joanne A. McMinn, Managers of Pony Express Village, LLC.

Notary Public _____

My Commission Expires: _____

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 2021 by Robert W. Pretel and Angela C. Pretel, Managers of Pony Express Village, LLC.

**See Attached
By Notary
For Required
California Wording**

Notary Public _____

My Commission Expires: _____

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 2021 by Christopher Schiappa, Manager of Pony Express Village, LLC.

Notary Public _____

My Commission Expires: _____

Pony Express Village, LLC

Robert L. McMinn, Manager

Joanne A. McMinn, Manager

Robert W. Pretel, Manager

Angela C. Pretel, Manager

Christopher Schiappa
Christopher Schiappa, DDS, Manager

State of California
County of Amador

Subscribed and sworn to before me this 1st day of January, 2021 by Robert L. McMinn and Joanne A. McMinn, Managers of Pony Express Village, LLC.

Notary Public _____
My Commission Expires: _____

State of _____
County of _____

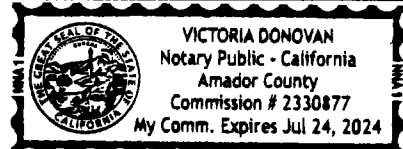
Subscribed and sworn to before me this _____ day of _____, 2021 by Robert W. Pretel and Angela C. Pretel, Managers of Pony Express Village, LLC.

Notary Public _____
My Commission Expires: _____

State of California
County of Amador

Subscribed and sworn to before me this 1st day of January, 2021 by Christopher Schiappa, Manager of Pony Express Village, LLC.

Victoria Donovan
Notary Public
My Commission Expires: July 24, 2024



JURAT

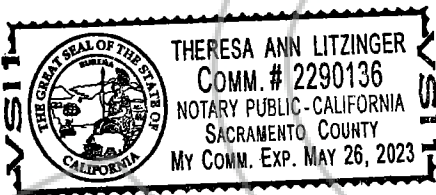
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 8 day of January, 2021, by Angela C Pretel and Robert W Pretel

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Notary Public Seal)

Theresa Litzinger
Notary Public Signature

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: _____

Date of Document: _____

No. of Pages _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-395-18
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 \$ 135,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 135,000.00
d. Real Property Transfer Tax Due \$ 526.50

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%

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 Robert L. McMinn Capacity Grantor
Robert L. McMinn, Manager
Signature _____ Capacity Grantee
Ruth McHugh

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pony Express Village, LLC
Address: 821 West Bridge Street
City: Yerington
State: NV Zip: 89447

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ruth McHugh
Address: 4582 Hickory Trail
City: Redding
State: CA Zip: 96003

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

Print Name: Stewart Title Company Escrow # 1014936
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED