

APN# 005-090-27

Recording Requested by and Return To:

EUREKA COUNTY, NV
RPTT:\$308.10 Rec:\$37.00
\$345.10 Pgs=4
BLANCHARD KRASNER & FRENCH, APC
LISA HOEHNE, CLERK RECORDER

2021-245050

06/03/2021 10:59 AM

Name Nicole M. Harvey | Blanchard, Krasner & French

Address 5470 Kietzke Lane, #200

City/State/Zip Reno, Nevada 89511

General Warranty Deed

(Title of Document)

This cover page must be type or printed.

GENERAL WARRANTY DEED

Jeffrey A. Lynn, of 10375 Bunny Trails, Battle Mountain, Nevada 89820 (whether one or more, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by Dennis Madden and Teena Schorr, as joint tenants with rights of survivorship (whether one or more, "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Eureka County, Nevada, and being more particularly described as:

W1/2 NE1/4 Section 7 T-31N R49E
APN 005-090-27

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

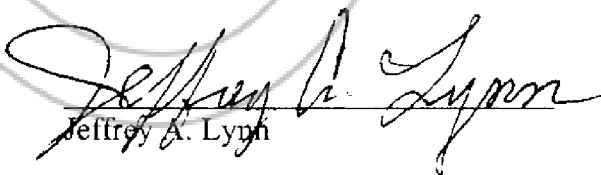
TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCEPT FOR THE WARRANTIES OF TITLE CONTAINED HEREIN, THE CONVEYANCE OF THE PROPERTY IS MADE ON AN "AS IS" BASIS.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2019 and subsequent years. Grantee, by its acceptance hereof, does further assume and agree to pay any and all ad valorem taxes relating to a subsequent change in the usage or ownership of the Property, whether by reason of this conveyance or hereafter.

EXECUTED as of the 27th day of July, 2018.

GRANTOR:


Jeffrey A. Lynn

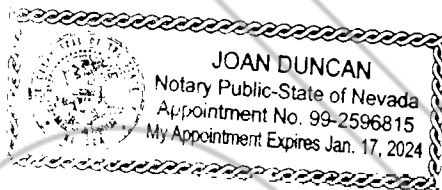
NOTARY ACKNOWLEDGMENT
TO GENERAL WARRANTY DEED
(APN 005-090-27)

STATE OF NEVADA)
 Pershing) ss.
COUNTY OF ~~WASHOE~~)

On this 24 day of May, in the year 2021, before me,
Joan Duncan, personally appeared Jeffrey A. Lynn, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to
this instrument, and acknowledged that he executed it.

NOTARY SEAL

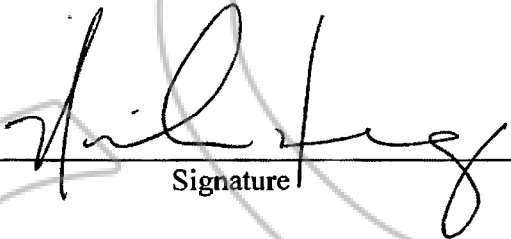
Joan Duncan
(Signature of Notary Public)




LEGIBILITY NOTICE

The Elko County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature

May 24, 2021
Date


Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-090-27
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 78,800.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value:

\$ 78,800.00

Real Property Transfer Tax Due

\$ 308.10

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 _____

Capacity Attorney

Signature _____

Capacity Attorney

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Jeffrey A. Lynn

Address: 10375 Bunny Trails

City: Battle Mountain

State: NV Zip: 89820

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Dennis Madden & Teena Shorr

Address: 1900 Wagontrain Road

City: Lovelock

State: NV Zip: 89419

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

Print Name: Blanchard, Krasner & French

Escrow #: _____

Address: 5470 Kietzke Lane #200

City: Reno

State: Nevada Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED