

A.P.N. No.:	007-370-01
R.P.T.T.	\$ 44.85
File No.:	1269386
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Johnny Di Matteo	
4520 Baron Avenue	
Sacramento, CA 95821	

EUREKA COUNTY, NV	2021-245190
RPTT:\$44.85 Rec:\$37.00	
\$81.85 Pgs=2	06/11/2021 09:58 AM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **William A. Crane, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Johnny Di Matteo, an unmarried man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Beginning at the Northwest corner of Lot 7, Section 21, Township 20 North, Range 53 East, M.D.B.&M.;

Thence North 89°20'41" East, 19.30 feet;

Thence South 19°02'51" East, 760.12 feet along the West right-of-way line of State Route 51;

Thence South 89°16'20" West, 262.09 feet;

Thence North 00°25'15" West, 721.63 feet to the point of beginning and being a portion of Lot 7, Section 21, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in Patent recorded September 30, 1965, in Book 8, page 463, as Document No. 41311, Official Records of Eureka County, Nevada.

***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: JUNE 8, 2021

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-370-01
 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'/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 \$ 11,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 11,500.00
 d. Real Property Transfer Tax Due \$ 44.85

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 William A. Crane Capacity Grantor
 William A. Crane
 Signature _____ Capacity Grantee
 Johnny Di Matteo

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William A. Crane
 Address: 19 W. Hannum Drive
 City: Saginaw
 State: MI Zip: 48602

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Johnny Di Matteo
 Address: 4520 Baron Avenue
 City: Sacramento
 State: CA Zip: 95821

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1269386
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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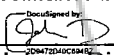
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Signature _____	Capacity _____	Grantor _____
<u>William A. Crane</u>		
Signature <u></u>	Capacity _____	Grantee _____
<u>Johnny Di Matteo</u>		

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