

EUREKA COUNTY, NV

2021-245234

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=3

06/25/2021 03:11 PM

WILSON BARROWS SALYER JONES

LISA HOEHNE, CLERK RECORDER

E07

APN: 005-480-16

**Mailing Address of Grantee or Other Person Requesting Recording:**

Wilson | Barrows | Salyer | Jones  
442 Court Street  
Elko, Nevada 89801

**Mail Tax Statements to:**

Alana Overstreet and Deonna C. Eckert  
680 Huron Place  
Claremont, CA 91711

**Social Security Number Affirmation Statement:**

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

**-OR-**

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

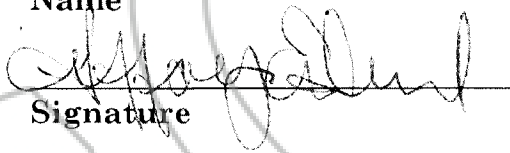
Tiffany Eklund

Paralegal

**Name**

**Title**

**Signature**



**Title of Document Recorded:**

Grant, Bargain and Sale Deed

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

# GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEES:

**Grantors:** ALANA OVERSTREET and DEONNA C. ECKERT, Co-Trustees of the Eckert Family Living Trust.

**Grantees:** ALANA OVERSTREET and DEONNA C. ECKERT.

**Taking title as:** Joint Tenants as their sole and separate property.

**Estate conveyed:** Fee simple.

## Legal description of property conveyed:

The Northwest quarter of the Southeast quarter of Section 7, Township 29 North, Range 49 East, M. D. B. &M., as per Government Survey.

RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

APN: 005-480-16

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, or of any part thereof.


SUBJECT TO any and all taxes and assessments, reservations, exceptions, easements, rights and/or rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record or actually existing on such premises.

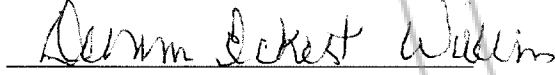
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**WILSON | BARROWS | SALYER | JONES**

442 Court Street | Elko, Nevada 89801 | 775.738.7271

**GRANTORS:**

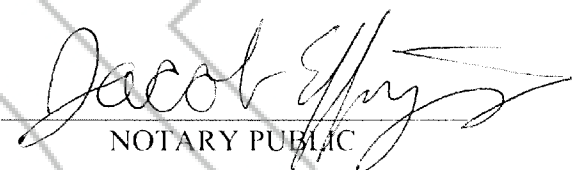
By:   
**ALANA OVERSTREET** Co-Trustee of  
the Eckert Family Living Trust.

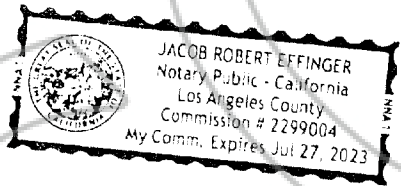
By:   
**DEONNA C. ECKERT**, Co-Trustee of  
the Eckert Family Living Trust.

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On June 22<sup>nd</sup>, 2021, personally appeared before me, a Notary Public,  
**ALANA OVERSTREET** and **DEONNA C. ECKERT**, personally known (or proved) to me to be  
the persons whose names are subscribed to the above instrument who acknowledged that  
they executed the above instrument as Trustees of the Eckert Family Trust.

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.

  
NOTARY PUBLIC



21060341tc.wpd

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 005-480-16  
 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 \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 c. Transfer Tax Value: \$ 5,783  
 d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if certificate of trust is presented at the time of transfer

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: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Alana Overstreet, Trustee, et. al.  
 Address: 680 Huron Place  
 City: Claremont  
 State: CA      Zip: 91711

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Alana Overstreet, et. al.  
 Address: 680 Huron Place  
 City: Claremont  
 State: CA      Zip: 91711

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Wilson Barrows Salyer Jones      Escrow # \_\_\_\_\_  
 Address: 442 Court Street  
 City: Elko      State: Nevada      Zip: 89801