

APN 005-170-41

Recording requested by:  
Michael Marshall  
7711 Sky Vista Parkway, #4113  
Reno, NV 89506

Mail tax statements to:  
Michael Marshall  
7711 Sky Vista Parkway, #4113  
Reno, NV 89506

EUREKA COUNTY, NV	<b>2021-245583</b>
RPTT:\$9.75 Rec:\$37.00	
\$46.75 Pgs=2	08/18/2021 12:01 PM
HIGH SIERRA LEGAL	
LISA HOEHNE, CLERK RECORDER	

### GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, I, CHRISTINA M. TURNER, (as "Grantor"), through Document No.: 182001 hereby grants and conveys to:

CHRISTINA M. TURNER and MICHAEL MAURICE MARSHALL as joint tenants with right of survivorship, (as "Grantees") all right, title and interest in the following real property situated in the County of Eureka, State of Nevada:

### LEGAL DESCRIPTION

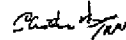
T 30N R 48E S 17 SE4 SE4 NE4

Commonly Known As: 90 North 15<sup>th</sup>, Crescent Valley, Nevada 89821

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

This Deed Dated this AUGUST 17, 2021.



CHRISTINA M. TURNER

D607A052-E549-42DE-AFC7-A87FEEB87701 — 2021/08/17 15:35:06 -8:00 — Remola Notary



STATE OF NEVADA            )  
  )ss  
COUNTY OF WASHOE        )

On AUGUST 17, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHRISTINA M. TURNER known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed document, and acknowledged to me that they executed the same.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

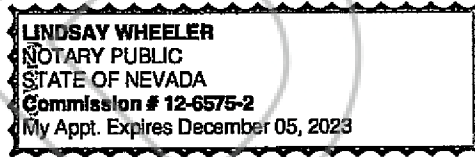
Pursuant to NRS 240.199, this document was notarized using audio-visual communication.

WITNESS my hand and official seal.

My Commission Expires: 12/5/23



\_\_\_\_\_  
Lindsay Wheeler, Notary Public



**Electronic Signatures.** Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

D:\07A052-E549-42DE-AFC7-A87FEEB87701 -- 2021/08/17 15:35:06 - 8:00 --- Remote Notary



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number (s)**

- a) 005-170-41
- 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
- i)  Other

**FOR RECORDERS OPTION USE ONLY**

Notes: \_\_\_\_\_  
\_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 2049  
Transfer Tax Value: \$ 717.15  
Real Property Transfer Tax Due: \$ 7.44

**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 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 Christina Turner Capacity: Grantor

Signature Michael Marshall Capacity: Grantee

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

Christina Turner  
90 North 15<sup>th</sup>  
Crescent Valley, Nevada 89821

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

Michael Marshall  
7711 Sky Vista Parkway, #4113  
Reno, NV 89506

**COMPANY/PERSON REQUESTING RECORDING**

(Required if not the seller or buyer)

Print Name: High Sierra Legal Escrow #  
Address: PO Box 50153  
City: State: Zip: Reno, NV 89513

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

REG-002-0-09-0204 AF 07 48714 F 487701 2/27/2014 5:36:06 PM

