

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=2

2021-246360
09/16/2021 01:41 PM

STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

E05

A.P.N. No.:	003-442-03
R.P.T.T.	\$0.00
File No.:	1349880
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Thomas Virgin	
45 Horseshoe Circle	
Crescent Valley NV 89821	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kathy Virgin, a married woman spouse of grantee herein** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas Virgin, a married man as his sole and separate property**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 45 as shown on that certain Map of Division Into Large Parcels for Cattlemens Title Guarantee and Cattlemens Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.&M..

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, Book 25, Page 290, Deed 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: 9-15-21

Kathy Virgin
Kathy Virgin

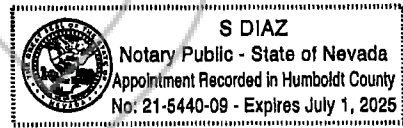
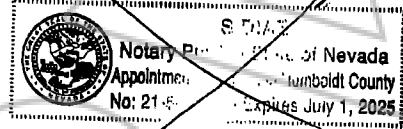
State of Nevada)
) ss
County of Humboldt)

This instrument was acknowledged before me on the 15th day of September, 2021
By: Kathy Virgin

Signature: [Handwritten Signature]

Notary Public
Samantha Diaz

My commission expires: July 1, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-442-03
- 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 \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) _____
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Spousal to spouse with no consideration

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 Kathy Virgin Capacity _____ Grantor _____
 Kathy Virgin

Signature _____ Capacity _____ Grantee _____
 Thomas Virgin

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kathy Virgin
 Address: 8995 Prairie Dog Ave
 City: Winnemucca
 State: NV 89445

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Thomas Virgin
 Address: 45 Horseshoe Circle
 City: Crescent Valley
 State: NV 89821

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

Print Name: Stewart Title Company Escrow # 1349880
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED