

EUREKA COUNTY, NV

RPTT:\$78.00 Rec:\$37.00

\$115.00 Pgs=4

WFG NATIONAL TITLE COMPANY OF NEVADA

LISA HOEHNE, CLERK RECORDER

2021-246473

10/15/2021 04:22 PM

APN#: **005-010-51**
Escrow No. **21-228609**

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Jason Andrew Condon and Janine Kay Condon
231 Depot St #4
Grass Valley, CA 95945

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$78.00**

THIS INDENTURE WITNESSETH: That

Beulah J. Lang, a widow and Heidi Lang, a single woman,

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain,
Sell and Convey to

**Jason Andrew Condon and Janine Kay Condon, husband and wife as community property with
right of survivorship,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2021-2022.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

WITNESS my hand this 14th day of October, 2021.

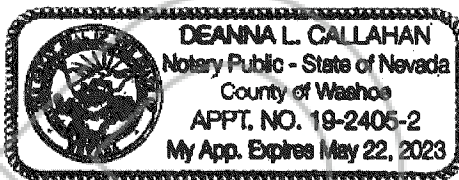
Bryan Lang
Beulah J. Lang, by Bryan Lang as Attorney-in-Fact

Signed in County Court
Heidi Lang

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me this 14 day of October, 2021 by Bryan Lang, as **Attorney**
Deanna Callahan
in fact for Beulah J. Lang.

Notary Public for Nevada
My Commission Expires: 05/22/2023



STATE OF NEVADA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of October, 2021 by Heidi Lang.

Notary Public for Nevada
My Commission Expires: _____

WITNESS my hand this 14 day of October, 2021.

Signed in counterpart

Beulah J. Lang, by Bryan Lang as Attorney-in-Fact

Heidi Lang
Heidi Lang

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of October, 2021 by Beulah J. Lang.

Notary Public for Nevada

My Commission Expires: _____

STATE OF NEVADA

COUNTY OF California &
San Diego

This instrument was acknowledged before me this 14 day of October, 2021 by Heidi Lang.

Notary Public for Nevada

My Commission Expires: California
7/8/2025



EXHIBIT "A"
LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 48
EAST, M.D.B.M., AS PER GOVERNMENT SURVEY.

APN: 005-010-51



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **005-010-51**

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

☐ Other _____

3. Total Value/Sales Price of Property:

\$20,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$20,000.00

Real Property Transfer Tax Due:

\$78.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Grantor

Signature _____

Capacity Grantee

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

Print Name: **Beulah J. Lang and Heidi Lang**

Address: **345 Desert Meadow Ct**

City: **Reno**

State: **Nevada**

Zip: **89502**

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

Print Name: **Jason Andrew Condon and Janine Kay Condon**

Address: **231 Depot St #4**

City: **Grass Valley**

State: **California**

Zip: **95945**

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **21-228609**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED