

A.P.N. No.:	004-340-14
R.P.T.T.	\$ 97.50
File No.:	1459777 PA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Hrushikesh Vibhandik, Kushal Kaur Sardar, and Kaustubh Vibhandik	
6274 Carousel Ave.	
Tracy, CA 95377	

EUREKA COUNTY, NV **2021-247496**
RPTT:\$97.50 Rec:\$37.00
\$134.50 Pgs=6 11/24/2021 11:21 AM
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel B Moore, a married man as his sole and separate property and Kenneth G Moore, a married man as his sole and separate property and Susan M Browning, who acquired title as Susan I. Browning, an unmarried woman and Frances L Moore, also known as Francis L. Moore, an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Hrushikesh Vibhandik and Kushal Kaur Sardar, husband and wife and Kaustubh Vibhandik, an unmarried man, all as joint tenants 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;
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: 11/18/2021

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

Daniel B Moore

Daniel B Moore

Daniel B Moore

Kenneth G Moore

Susan I Browning

Francis L Moore

By: Susan Browning, her attorney-in-fact

State of Nevada)
) ss
County of Clark)

This instrument was acknowledged before me on the 8th day of November, 2021
By: DANIEL B. MOORE.

Signature: *Elaina Saperstein*

Notary Public

My Commission Expires: 04/26/2024



ELAINA SAPERSTEIN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-7452-1
Expires April 26, 2024

Notarized online using audio-video communication

State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2021
By: KENNETH G. MOORE.

Signature: _____

Notary Public

My Commission Expires: _____

Daniel B Moore

Kenneth G. Moore
Kenneth G Moore

Susan I Browning

Francis L Moore

By: Susan Browning, her attorney-in-fact

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: DANIEL B. MOORE.

Signature: _____
Notary Public

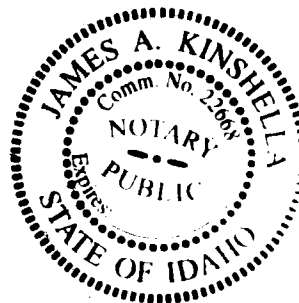
My Commission Expires: _____

State of IDAHO)
County of ADA) ss

This instrument was acknowledged before me on the 12TH day of NOVEMBER, 2021
By: KENNETH G. MOORE.

Signature: [Signature]
Notary Public

My Commission Expires: 11/27/2024



Daniel B Moore

Kenneth G Moore

Susan M. Browning
Susan M. Browning
M.

Francis L. Moore
Francis L Moore

Susan Browning her attorney-in-fact
By: Susan Browning, her attorney-in-fact

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: DANIEL B. MOORE.

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: KENNETH G. MOORE.

Signature: _____
Notary Public

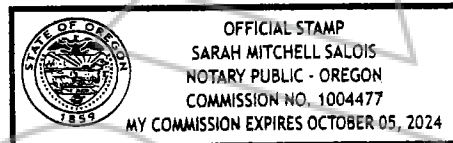
My Commission Expires: _____

State of Oregon)
County of Marion) ss

This instrument was acknowledged before me on the 9 day of November, 2021
By: SUSAN ^M BROWNING.

Signature: Sarah M Salois
Notary Public

My Commission Expires: October 05, 2024



State of Oregon
County of Marion

On 9 day of November, 2021, before me, the undersigned, a notary Public in and for said State, personally appeared SUSAN BROWNING known (or proved) to me to be the person whose name(s) is (are) subscribed to the above instrument, as Attorney-in-Fact of FRANCIS L. MOORE and acknowledged to me that he/she/they subscribed the name of FRANCIS L. MOORE thereto as principal and his/her/their own name as Attorney-in-Fact.

WITNESS my hand and official seal.

Signature: Sarah M Salois
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

That certain real property situate, lying and being in the County of Eureka, State of Nevada, further described as being portions of the SE1/4 of the SW1/4, the SW1/4 of the SE1/4 and Lot 4 of Section 12, Township 32 North, Range 50 East, M.D.B.&M., lying an being right and southerly of the right or southern 200 foot highway right of way line of Interstate Route 80, State Route 1 (IR-80, SR-1) and more fully described by metes and bounds as follows, to wit:

Beginning at the intersection of the right or southern 200 foot highway right of way line for Interstate Route 80, State Route 1 (IR-80, SR-1) and the south boundary of Section 12, Township 32 North, Range 50 East, M.D.B.&M., at a point 278 feet right of and at right angles to Highway Engineer's Station "AW" 922+65.83 P.O.T., thence North $71^{\circ}33'55''$ East, along said highway right of way line a distance of 3977.75 feet to an intersection with the east boundary of said Section 12;

Thence South $0^{\circ}55'25''$ West, along said east boundary a distance of 1281.12 feet to the southeast corner of said Section 12;

Thence North $89^{\circ}37'37''$ West, along the south boundary of said Section 12, a distance of 2698.44 feet to the south quarter corner of said Section 12;

Thence North $89^{\circ}41'59''$ West, along the south boundary of said Section 12, a distance of 1054.62 feet to the point of beginning;

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-340-14
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

\$ 24,750.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 24,750.00

d. Real Property Transfer Tax Due

\$ 97.50

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 Kenneth D Moore Capacity _____ Grantor _____

Signature _____ Capacity _____ Grantee _____

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

Print Name: Daniel B Moore, Kenneth G Moore,
Susan I Browning, and Francis L Moore
Address: 6185 Sierra Mesa Drive
City: Reno
State: NV Zip: 89511

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

Print Name: Hrushikesh Vibhandik, Kushal
Kaur Sardar, and Kaustubh
Vibhandik
Address: 6274 Carousel Ave.
City: Tracy
State: CA Zip: 95377

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

Print Name: Stewart Title Company Escrow # 1459777 PA
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED