

A.P.N. No.:	007-250-12
R.P.T.T.	\$1,072.50
File No.:	1415163
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jay A. Powell	
HC 62 Box 62 142	
Eureka, NV 89316	

EUREKA COUNTY, NV
RPTT:\$1072.50 Rec:\$37.00
\$1,109.50 Pgs=2
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

2021-247664

12/17/2021 02:36 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Preston Brian Bach and Emily Bach, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jay A. Powell, an unmarried man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel No. 1 as shown and delineated on the Tentative Map for Claudie Baggett. filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979, as File No. 69034, located in the NW1/4NW1/4 of Section 4, Township 21 North, Range 54 East, M.D.B.&M.

EXCEPTING THEREFROM all the coal and other valuable minerals in said land, as reserved in Patent from the United States of America, recorded January 24, 1956, in Book 24, Page 501, Deed Records of Eureka County, Nevada.

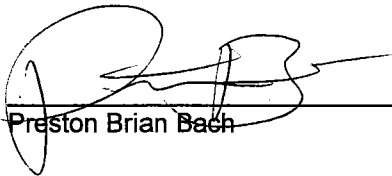
SUBJECT TO:

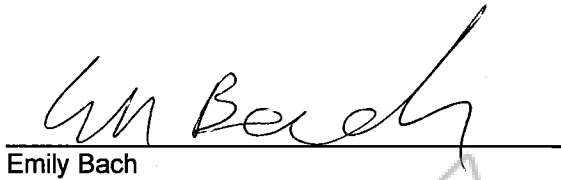
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: Dec. 9, 2021


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


Preston Brian Bach

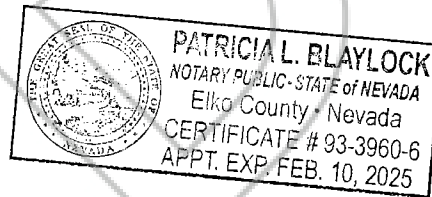

Emily Bach

State of Nevada)
County of ~~Eureka~~ Elko) ss

This instrument was acknowledged before me on the 9th day of December, 2021
By: Preston Brian Bach and Emily Bach

Signature: 
Notary Public

My Commission Expires: 2/10/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-250-12
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

\$ 275,000.00

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

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c. Transfer Tax Value:

\$ 275,000.00

d. Real Property Transfer Tax Due

\$ 1,072.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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.

DocuSigned by:
Signature Preston Brian Bach Capacity _____ Grantor _____
00F5C7B565B8435

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Preston Brian Bach and Emily Bach
Address: 375 Berry Creek Ct
City: Spring Creek
State: NV Zip: 89815

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jay Powell
Address: 1221 12th St
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company
Address: 810 Idaho St
City: Elko

Escrow # 1415163
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED