

Recording requested by and  
mail tax statement to:

Randall and Kristina Phelps  
11670 SW Baker St  
Beaverton, OR 97008



00015274202202476890020021

LISA HOEHNE, CLERK RECORDER

# GENERAL WARRANTY DEED

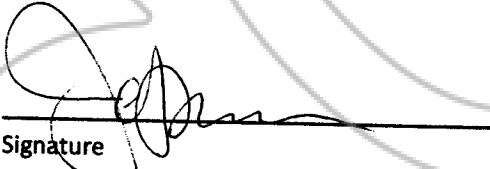
The Grantor, **JEFF DUNMIRE**, a single man, for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **RANDALL and KRISTINA PHELPS**, a married couple, whose address is **11670 SW Baker St, Beaverton, OR 97008** the following described real estate, situated in Eureka County, Nevada:

**Lot 6 in Block 10 of Crescent Valley Ranch and Farms Unit NO. 4** as shown on the subdivision map recorded November 5, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. **34552**, Eureka County, Nevada Records

Excepting, therefrom, all petroleum, oil, natural gas and products derived therefrom reserved by Southern Pacific Land Company in the deed recorded September 24, 1951 in Book 24 of Deeds, page 168, as File No. **29127**, Eureka County, Nevada Records

Parcel # **003-095-08** AKA **457 Granite Avenue**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

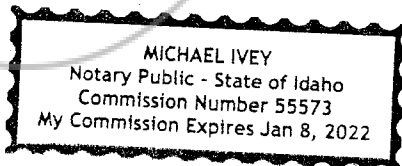
  
Signature

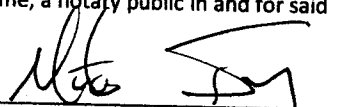
12/21/21  
Date

STATE OF IDAHO  
COUNTY OF ADA

On this 21 day of December in the year 2021, before me, a notary public in and for said state, personally appeared Jeff Dunmire

(SEAL)



  
Notary Public

Residing at Boise, ID  
My commission expires: 1-8-2022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-095-08  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

- |  |              |                             |                  |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex         |
| e) <input type="checkbox"/>            | Apt. Bldg    | f) <input type="checkbox"/> | Comm'l/Ind'l     |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home      |
|  | Other _____  |                             |                  |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 25,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 [Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jeff Dummire  
 Address: 6568 S. Federal Way # 205  
 City: Boise  
 State: ID Zip: 83716

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

Print Name: Randall & Kristina Phelps  
 Address: 11670 SW Baker St  
 City: Beaverton  
 State: OR Zip: 97008

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED