

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

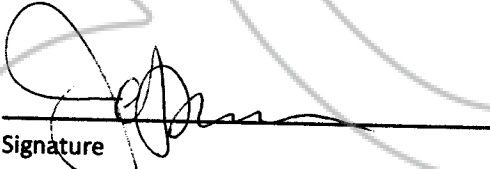
The Grantor, **JEFF DUNMIRE**, a single man, for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **RANDALL and KRISTINA PHELPS**, a married couple, whose address is **11670 SW Baker St, Beaverton, OR 97008** the following described real estate,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

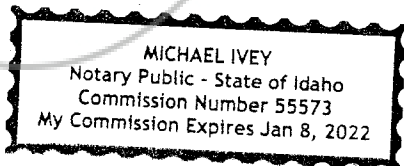

Signature

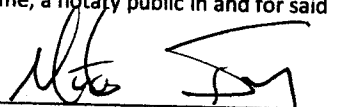
12/21/21
Date

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 Boyle, 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