

APN 002-018-11  
002-018-20

Mail Tax Statements to:

Terry and Nancy Foster  
4038 Eureka Avenue  
Crescent Valley, Nevada 89821

When Recorded Return to:

GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

EUREKA COUNTY, NV  
LAND-GRT  
Rec:\$37.00  
Total:\$37.00

TEARY & NANCY FOSTER

**2022-247799**  
02/02/2022 01:28 PM  
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00015405202202477990030037

LISA HOEHNE, CLERK RECORDER

E07

**GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, TERRY L. FOSTER, also known as TERRY FOSTER and NANCY R. FOSTER, also known as NANCY FOSTER, husband and wife, as joint tenants, herein referred to as Grantors, do hereby grant, bargain and sell to TERRY L. FOSTER and NANCY R. FOSTER, Trustees of the TERRY AND NANCY FOSTER FAMILY TRUST, dated January 28, 2022, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

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Lot 16, Block 20, as shown on the official plat of said subdivision of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1959, as Document No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

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LOT 17, BLOCK 20, CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1.

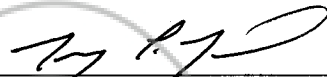
Subject to Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

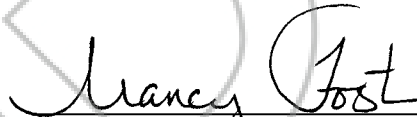
TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.


IN WITNESS WHEREOF, the Grantors have signed this Deed this 28 day of January, 2022.

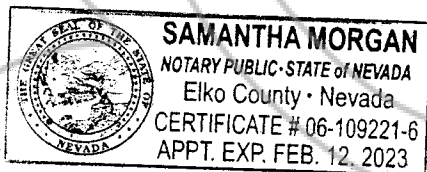
  
TERRY L. FOSTER, also known as  
TERRY FOSTER

  
NANCY R. FOSTER, also known as  
NANCY FOSTER

STATE OF NEVADA       )  
                                  : ss.  
COUNTY OF ELKO       )

This instrument was acknowledged before me on January 28<sup>th</sup>, 2022, by TERRY L. FOSTER, also known as TERRY FOSTER and NANCY R. FOSTER, also known as NANCY FOSTER.

  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 002-018-11  
b) 002-018-20  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**2. Type of Property:**

- a) \_\_\_\_\_ Vacant Land      b) X 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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust verified 28

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ \_\_\_\_\_  
( \_\_\_\_\_ )  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explanation Reason for Exemption : A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

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 Terry L. Foster Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Terry L. Foster, also known as  
Terry Foster and Nancy R. Foster

Address: 4038 Eureka Avenue

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Terry L. Foster and Nancy R. Foster  
Trustees of the Terry and Nancy Foster Family  
Trust, dated January 28, 2022.

Address: 4038 Eureka Avenue

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP

Escrow #: \_\_\_\_\_

Address: 491 4<sup>th</sup> Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED