

APN: 007-396-27

Mail Tax Statement to:

Paul G. Cochran
P.O. Box 4
Eureka, Nevada 89316

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$117.00 Rec:\$37.00
Total:\$154.00
GERBER LAW OFFICE

2022-247875
03/07/2022 01:04 PM
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LISA HOEHNE, CLERK RECORDER

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS GRAHAM, as his sole and separate property, herein referred to as Grantor, does hereby grant, bargain and sell to PAUL G. COCHRAN, an unmarried man, herein referred to as Grantee, and to his successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

Parcel H as shown on the certain Parcel Map for Gary and Jonilynn Hall filed in the office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120755, being a portion of Parcel D of Parcel Map No. 118810, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patent recorded April 15, 1966, in Book 10, Page 331, Official Records of Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

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.

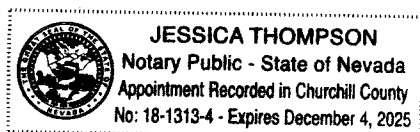
TO HAVE AND TO HOLD the described premises to the Grantee, and to his successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 23 day of Feb, 2022.


NICHOLAS GRAHAM

STATE OF NEVADA)
 : SS.
COUNTY OF Churchill

This instrument was acknowledged before me on Feb 23rd, 2022, by
NICHOLAS GRAHAM.




NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 007-396-27
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 30,000.00

Deed in Lieu of Foreclosure Only (value of Property)

(_____)

Transfer Tax Value:

\$ 30,000.00

Real Property Transfer Tax Due

\$ 117.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explanation 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.

Signature _____ Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nicholas Graham

Address: P.O. Box 214

City: Eureka

State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paul G. Cochran

Address: P.O. Box 4

City: Eureka

State: Nevada Zip: 89316

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

Print Name: Gerber Law Offices, LLP

Escrow #: _____

Address: 491 4th Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED