

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 4<sup>th</sup> 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.

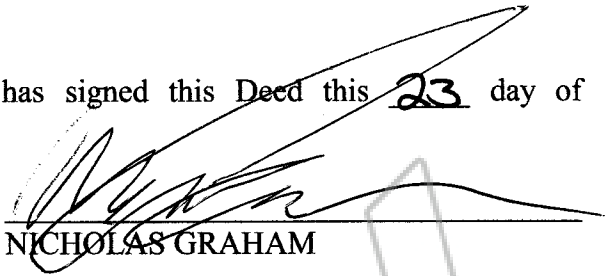
TOGETHER WITH all buildings and improvements thereon.

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.

 JESSICA THOMPSON  
Notary Public - State of Nevada  
Appointment Recorded in Churchill County  
No: 18-1313-4 - Expires December 4, 2025

  
NOTARY PUBLIC

**COOPER**

**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: \_\_\_\_\_

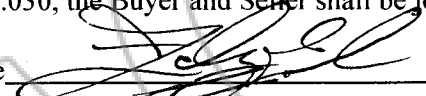
3. Total Value/Sales Price of Property                      \$ 30,000.00  
 Deed in Lieu of Foreclosure Only (value of Property)                      ( \_\_\_\_\_ )  
 Transfer Tax Value:    \$ 30,000.00  
 Real Property Transfer Tax Due    \$ 117.00

**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 4<sup>th</sup> Street  
 City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED