

APN: 005-090-42

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$39.00 Rec:\$37.00  
Total:\$76.00  
RON JONES

**2022-247933**  
04/01/2022 03:02 PM

Pgs=4

Mail Tax Statement to:

Ron Jones  
316 California Avenue 690  
Reno, Nevada 89509

When Recorded Return to:

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



00015598202202479330040046

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, NITIN GUPTA, a single man, herein referred to as Grantor, does hereby grant, bargain and sell to RON JONES, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Grantee, and to his successors and assigns forever.

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**EXHIBIT "A"**

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: NE1/4SW1/4

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Company, in Deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and mineral rights as reserved by Charles F. Janacek and Mae Janacek, husband and wife, in Deed recorded June 17, 1968, in Book 24, Page 344, Official Records of Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-090-42  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property                      \$ 10,000.00  
 Deed in Lieu of Foreclosure Only (value of Property)                      ( \_\_\_\_\_ )  
 Transfer Tax Value:    \$ 10,000.00  
 Real Property Transfer Tax Due    \$ 39.00

- 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: [Handwritten Signature] Capacity: Attorney

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Nitin Gupta  
 Address: 7600 Kirby Drive #425  
 City: Houston  
 State: Texas Zip: 77030

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ron Jones  
 Address: 316 California Avenue 690  
 City: Reno  
 State: Nevada Zip: 89509

**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