

APN: 005-090-42

Mail Tax Statement to:

Ron Jones
316 California Avenue 690
Reno, Nevada 89509

When Recorded Return to:

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

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



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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, 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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IN WITNESS WHEREOF, the Grantor has signed this Deed this 19 day of March, 2022.



NITIN GUPTA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

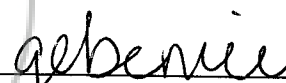
STATE OF NC)
COUNTY OF Franklin : ss.

On March 19th, 2022, before me Grace Berrien, a Notary Public, personally appeared NITIN GUPTA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NC that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) GRACE BERRIEN
NOTARY PUBLIC
FRANKLIN COUNTY, NC
My Commission Expires 10-05-2026



NOTARY PUBLIC

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 _____

FOR RECORDER'S OPTIONAL USE ONLY

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 _____ 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
Address: 491 4th Street
City: Elko

Escrow #: _____
State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED