

A.P. No. 003-022-01  
Escrow No. 125-2648927-tw/lf  
R.P.T.T. \$46.80

EUREKA COUNTY, NV  
RPTT:\$46.80 Rec:\$37.00  
\$83.80 Pgs=4  
2022-247934  
04/01/2022 03:47 PM  
FIRST AMERICAN TITLE SPARKS  
LISA HOEHNE, CLERK RECORDER

**WHEN RECORDED RETURN TO:**

Thomas Ramirez  
PO Box 4199  
West Wendover, NV 89883

**MAIL TAX STATEMENTS TO:**

Thomas Ramirez  
PO Box 4199  
West Wendover, NV 89883

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bernadette R. Rolfs and John R. Rolfs, wife and husband and Jessica Marie Benedix, a single woman as joint tenants with right of survivorship who acquired title as Bernadette R. Rolfs, John R. Rolfs, & Jessica Marie Benedix, as joint tenants with rights of Survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Thomas Ramirez, a married man as his sole and separate property

the real property situate in the County of Eureka, State of Nevada, described as follows:

**LOT 4, BLOCK 1, CRESCENT VALLEY RANCH AND FARMS, UNIT NO. 3 SUBDIVISION AS SHOWN UPON MAP THEREOF, RECORDED NOVEMBER 5, 1959 AS FILE 34551 IN THE RECORDER'S OFFICE, EUREKA COUNTY, NEVADA.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 3-21-2022

Bernadette R. Rolfs  
Bernadette R. Rolfs

John R. Rolfs  
John R. Rolfs

**SIGNED IN  
COUNTERPART**

\_\_\_\_\_  
Jessica Marie Benedix

STATE OF \_\_\_\_\_ )  
  : **ss.**  
COUNTY OF \_\_\_\_\_ )

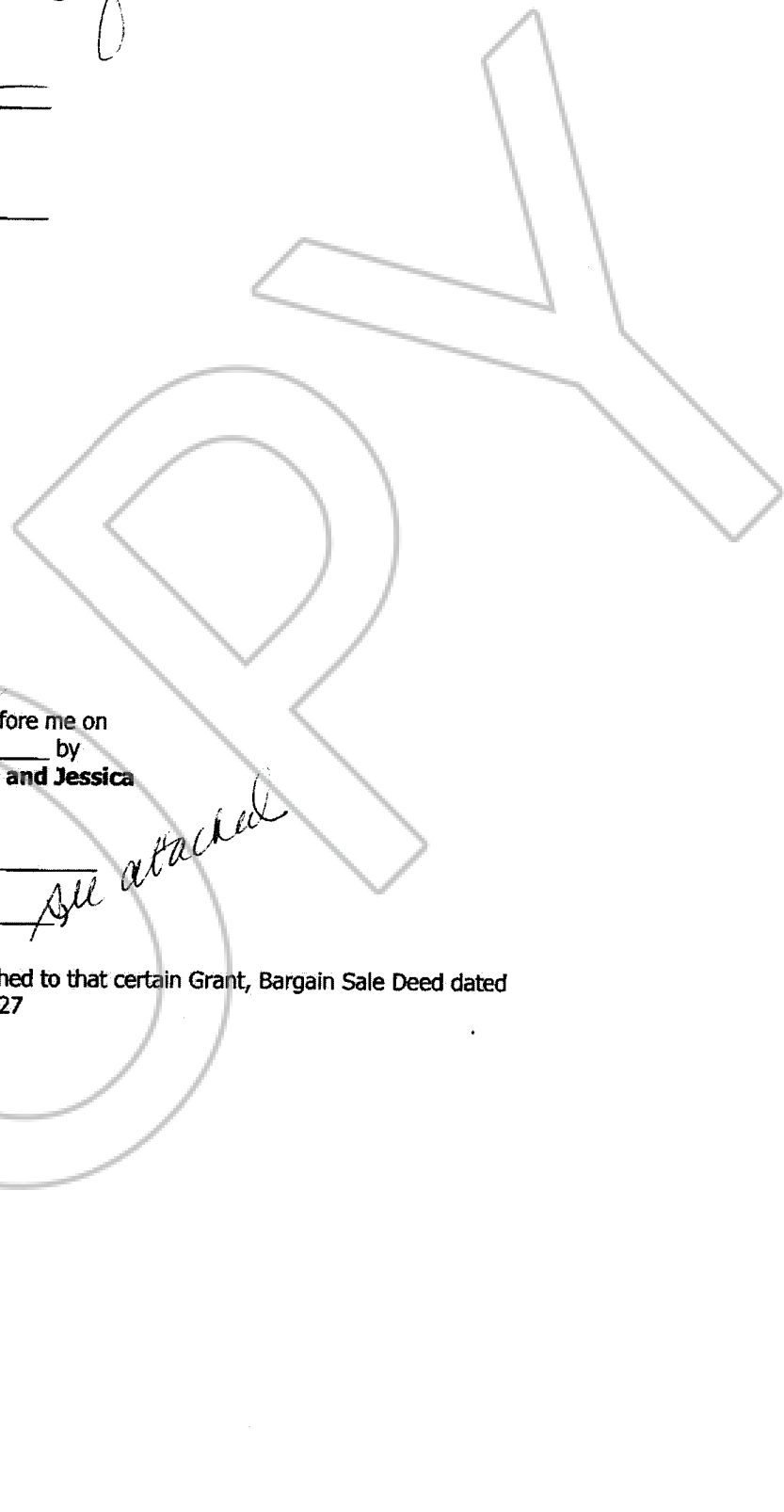
This instrument was acknowledged before me on \_\_\_\_\_ by  
**Bernadette R. Rolfs, John R. Rolfs and Jessica Marie Benedix.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

*All attached*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated \_\_\_\_\_ under Escrow No. 125-2648927

Vertical text on the left margin, likely a scanning artifact or page number.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 California )  
County of SACRAMENTO )

On March 21, 2022 before me, P. J. CAMPBELL, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared Bernadette R. Rolfs and John Rolfs  
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature P. J. Campbell  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

SIGNED IN  
COUNTERPART

Bernadette R. Rolfs

SIGNED IN  
COUNTERPART

John R. Rolfs

*Jessica Marie Benedix*  
\_\_\_\_\_  
Jessica Marie Benedix

STATE OF Nevada )  
: ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on  
March 21, 2022 by  
**Bernadette R. Rolfs, John R. Rolfs and Jessica Marie Benedix.**

\_\_\_\_\_  
Notary Public  
(My commission expires: 11-17-2025 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03-21-2022 under Escrow No. 125-2648927

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-022-01  
 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)  Comm1/Ind1  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$12,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$12,000.00  
 d) Real Property Transfer Tax Due \$46.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Bernadette R. Rolfs  
 Signature: John R. Rolfs

Capacity: Grantor  
 Capacity: Grantor

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

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

Print Name: Bernadette R. Rolfs and John R. Rolfs and Jessica Marie Benedix  
 Address: 16 Seabrook St

Print Name: Thomas Ramirez  
 Address: P.O. Box 4199

City: Sacramento  
 State: CA    Zip: 95828

City: West Wendover  
 State: NV    Zip: 89883

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

Print Name: First American Title Insurance Company  
 Address: 4860 Vista Blvd, Suite 200  
 City: Sparks

File Number: 125-2648927 tw/ cn  
 State: NV    Zip: 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)