

APN: 005-460-34  
RPTT: \$11.70

**RECORDING REQUESTED BY:**

Cow County Title Co.

NLS 8155-Eur

**MAIL TAX STATEMENTS TO:**

Same as below

**WHEN RECORDED MAIL TO:**

Carol Mucci

Linda Smith

PO Box 3295

Weaverville CA 96093

EUREKA COUNTY, NV

RPTT:\$11.70 Rec:\$37.00

\$48.70 Pgs=2

COW COUNTY TITLE CO.

LISA HOEHNE, CLERK RECORDER

**2022-247958**

**04/08/2022 11:25 AM**

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **JOHN F. CUDDY, an unmarried man**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CAROL MUCCI, an unmarried woman and LINDA SMITH, a single woman, as joint tenants**

all that real property situate in the County of Eureka, State of Nevada, bounded and described as follows:

**TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. & M.**

Section 25: North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in the Deed to H.J. Buchenau and Elsie Buchenau recorded September 24, 1951 in Book 24 of Deeds, page 168 as File No. 29127, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 005-460-34

**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3-28-22

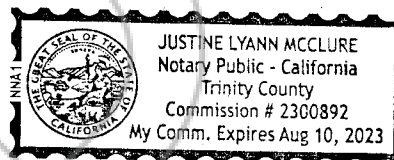
John F. Cuddy  
JOHN F. CUDDY

STATE OF California

COUNTY OF Trinity

On 03/28/2022, personally appeared before me, a Notary Public, John F. Cuddy, who acknowledged that he executed the above instrument.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 005-460-34  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**2. Type of Property**

- a) ☒ Vacant Land      b) ☐ Single Family Residence  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apartment Bldg.      f) ☐ Commercial/Industrial  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ ) \$3,000.00  
Transfer Tax Value \$3,000.00  
Real Property Transfer Tax Due: \$11.70

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 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 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: John F. Cuddy Capacity: Grantor

Signature: Carol Mucci Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

Print Name: John F. Cuddy  
PO Box 328  
Address: \_\_\_\_\_  
Lewiston CA 96052  
City/State/Zip \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Print Name: Carol Mucci / Linda Smith  
PO Box 3295 / 636 Troon Dr  
Address: SE  
Weaverville CA 96093 / Rio  
City/State/Zip Rancho NM 87124

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co Escrow No NLS 8155-Eur  
Address: 761 Raintance Dr, Pahrump NV 89048