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|--------------------------------------|---------------|
| A.P.N. No.: | 002-014-10 |
| R.P.T.T. | \$ 312.00 |
| File No.: | 1611216 |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To: | |
| James A. Arnold and Carrie A. Arnold | |
| Po Box 1688 | |
| Elko, NV 89803 | |

| | |
|-----------------------------|---------------------|
| EUREKA COUNTY, NV | 2022-247960 |
| RPTT:\$312.00 Rec:\$37.00 | |
| \$349.00 Pgs=2 | 04/08/2022 01:06 PM |
| STEWART TITLE ELKO | |
| LISA HOEHNE, CLERK RECORDER | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher James Sirani, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James A. Arnold and Carrie A. Arnold, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 2 as shown on that certain Parcel Map for CATTLEMENS TITLE GUARANTEE COMPANY filed in the office of the County Recorder of Eureka County, State of Nevada, on May 5, 1995, as File No. 157903, being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.

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 Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: 3/25/22

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Chris Sirani
Christopher James Sirani

State of NV)
County of Elko) ss

This instrument was acknowledged before me on the 25 day of March, 2022
By: Christopher James Sirani

Signature: [Signature]
Notary Public

My Commission Expires: May 30, 2022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-014-10
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 RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property \$ 80,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 80,000.00
d. Real Property Transfer Tax Due \$ 312.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain 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 CHRIS SIRANI Capacity _____ Grantor _____
Christopher James Sirani

Signature _____ Capacity _____ Grantee _____
James A. Arnold

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Christopher James Sirani
Address: 19711 N. Cairns Place
City: Oasis
State: ID Zip: 83647

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James A. Arnold and Carrie A. Arnold
Address: Po Box 1688
City: Elko
State: NV Zip: 89803

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

Print Name: Stewart Title Company Escrow # 1611216
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
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Signature _____

Capacity _____

Grantor _____

Christopher James Sirani

Signature _____

Capacity _____

Grantee _____

James A. Arnold

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