

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

EUREKA COUNTY, NV	<b>2022-247960</b>
RPTT:\$312.00 Rec:\$37.00	
\$349.00 Pgs=2	<b>04/08/2022 01:06 PM</b>
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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 g.  Agricultural                        h.  Mobile Home  
 Other \_\_\_\_\_

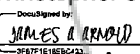
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
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Signature _____	Capacity _____	Grantor _____
Christopher James Sirani		
Signature  _____	Capacity _____	Grantee _____
James A. Arnold		

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 State: NV                      Zip: 89803

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

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

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