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						
Fiko NV 89	803					

EUREKA COUNTY, NV
RPTT:\$312.00 Rec:\$37.00
\$349.00 Pgs=2
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:

- Taxes for the fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- [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: ________

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

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Ass	essor Parcel Numbe	r(s)					Λ
a)	002-014-10					/	
b)						(\
c)						\	\
d)						1	. \
2. Typ	e of Property:						
a. □	Vacant Land	b.⊠ Sin	gle Fam. Res.	FOR	RECORE	DERS OPTIONA	L USE ONLY
c .□	Condo/Twnhse	d.□ 2-4	Plex	Book	· ·	Page	e: <u>\</u>
e .□	Apt. Bldg.	f. 🗆 Cor	mm'l/Ind'l	Date	of Record	ding:	
	Agricultural	h.□ Mo	bile Home	Note	s: 🤇		_ \ \
_	Other						
3 a T	otal Value/Sales Pric	e of Pron	ertv	\$ 80,00	00.00		/
	eed in Lieu of Foreck				70.00)	
	ransfer Tax Value:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, (10.000 0. p. 0 p. 0 p. 0 , 0 ,	\$ 80,00	00.00		
	eal Property Transfe	r Tax Due		\$ 312.		\	
				/	1		
4. If I	Exemption Claimed	:	()))	
a	. Transfer Tax Exem	ption per l	NRS 375.090, Sec	tion		<u>l</u>	
	. Explain Reason for			1		/	
				_ \			
5. Pa	rtial Interest: Percer	ntage bein	ng transferred:	%	V		
The ur	dersigned declares	and ackno	owledges, under pe	nalty of	perjury, pl	irsuant to NRS 3	375.060
	RS 375.110, that the						
and ca	in be supported by de	ocumenta	tion if called upon t	o substa	ntiate the	information prov	ided herein.
Furthe	rmore, the parties ag	ree that d	lisallowance of any	claimed	exemptio	n, or other deter	mination of
additio	nal tax due, may res	ult in a pe	nalty of 10% of the	tax due	plus inter	est at 1% per mo	onth. Pursuant
to NRS	375.030, the Buyer	and Selle	er shall be jointly ar	id severa	ally liable i	for any additiona	i amount owed.
	/1/-		1	(\ \	_	X /	
Signat	1 4/1 4 4/2	e18Aa/		_ Capac	ity	Grantor	
	Christopher Jam	es Sirani		1	\		
Signat	ure	V		Capac	ity	Grantee	
and the same of th	James A. Arnold	\					
				Luxer	CODAN	TEEL INICODIAA	TION
SELLI	R (GRANTOR) INF	ORMATIC	<u>NC</u>	RUTE		TEE) INFORMA	IION
	(REQUIRED)	\ all		Daily N		QUIRED)	ad Carria A
St.	Name: Christopher J		ani	Print N	_	mes A. Arnold ar	id Came A.
-	ss: 19711 N. Cairns	Place		A alaba a a		nold	
City:		7: 00	0.47	Addres		ox 1688	
State:	<u>ID</u>	Zip: <u>83</u>	647	City:	Elko	Zip:	89803
				State:	NV	Zip.	09003
0011	ANVIDEDOON DEO	LIECTING	PECOPDING (auirad i	inot colle	ar or huyor\	
	ANY/PERSON REQ			<u>quirea ii</u> Escrow	# 161	1216	
Print N		e Compar	<u>ıy</u>	ESCION	#	1210	
Addre		//		State:	NV	Zip:	89801
City:	EIKU	ar ar		Jiaic.	INV	ب <u>۲</u> ۱۲۰	55551

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)						/ \
a) <u>002-014-10</u>	<u> </u>				(
b)	<u> </u>					\ \
c)						\ \
d)						\ \
2. Type of Property:						\ \
	Single Fam. Res.	FOR	RECORD	ERS OP	TIONA	L USE ONLY
	2-4 Plex	Book			_ Page	. \ \ .
	Comm'I/Ind'I		of Record	ina.		
. •	Mobile Home	Notes	100	9		
	Mobile Home	Notes				
☐ Other				-	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is	
2 a Tatal Value/Calas Dries of I	Onemant.	no oo	0.00			
3. a. Total Value/Sales Price of I		\$ <u>80,00</u>	0.00	<u> </u>		
b. Deed in Lieu of Foreclosurec. Transfer Tax Value:		(00.00	0.00	-\		
		\$ <u>80,00</u> \$ 312.0		\		
d. Real Property Transfer Tax	. Due	<u> 312.0</u>	<u> </u>	-		
4. If Exemption Claimed:	((
a. Transfer Tax Exemption	per NRS 375 090. Section	h.				
b. Explain Reason for Exer		.,//		/		
2, 2, p. 2 1, 0.000 (1, 0.1 2 , 10.1				-/-		
5. Partial Interest: Percentage	being transferred:	%	\vee	7		
The undersigned declares and a			eriury, pui	rsuant to	NRS 3	75.060
and NRS 375.110, that the information	mation provided is correct	to the	best of the	eir inform	ation a	nd belief.
and can be supported by docum	entation if called upon to	substar	ntiate the i	nformati	on prov	ided herein.
Furthermore, the parties agree t	hat disallowance of any cl	aimed ·	exemption	, or othe	r deterr	mination of
additional tax due, may result in						
to NRS 375.030, the Buyer and	Seller shall be jointly and	severa	lly liable fo	or any ac	ditional	amount owed.
	\	- N		\ /	1	
Signature		Capaci	ty	Grantor		
Christopher James Si	rani	\ '				
Signature JAMES A AKNOUD	,	Capaci	ty	Grantee	<u> </u>	
James A. Arnold		1	1			
<u> /</u>						
SELLER (GRANTOR) INFORM	<u>ATION</u>	BUYER	(GRANT		<u>ORMA1</u>	<u>rion</u>
(REQUIRED)	O. I	D		UIRED)		
Print Name: Christopher James		Print N			noid an	d Carrie A.
Address: 19711 N. Cairns Place City: Oasis		Addroo	Arno s: Po Bo			
State: ID Zip:		-	s. Fobo Elko	X 1000		
State. <u>ID</u> Zip.		State:	NV		Zip:	89803
	^	State.	INV		_zip.	09003
COMPANY/PERSON REQUES	TING RECORDING (real	iired if	not seller	or how	er)	
Print Name: Stewart Title Cor		Escrow			<u> </u>	
Address: 810 Idaho St	iipuii)	_501044	" 1011	_10		
City: Elko		State:	NV		Zip:	89801
		Juio.			_ <u>~</u> .p.	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED