APN# 003-433-04

Recording Requested By:

Name Courance M.T. M. Manus

Address HC 66 Clait 2-5

City/State/Zip Beowave NV

2022-248024

EUREKA COUNTY, NV 2022-248024 LAND-DED 25/03/2022 12:00 PM 05/03/2022 12:00 PM Total:\$193.00

Pgs=10

LAURANCE M. T. MCMANUS

10202202480240100105 LISA HOEHNE, CLERK RECORDER

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

Acknowledgment by Individual



State of	County of			
NEVADA	LANDER			
On this 18TH day of FEBRUARY		20 22	Before me,	MARLENE PIEDRA Name of Notary Public
the undersigned Notary Public, persona	illy appeared			•
TRENT O JOHNSON AND ELIZABET	H A JOHNSON			
Name of Signer(s)				
Proved to me on the oath of				\wedge
Personally known to me				
	antami aviidamaa NV DI	06025202	70 AND NV D	1 0602076709
☑ Proved to me on the basis of satisf	actory evidence NV DL	00035282	78 AND NV D	(Description of ID)
to be the person(s) whose name(s) is/a	re subscribed to the with	in instrum	ent, and ackno	owledged that he/she/they
executed it.				_ \ \
WITNESS my hand and official seal.				
MARLENE PIEDRA NOTARY PUBLIC STATE OF NEVADA APPT. No. 19-7493-10 MY APPT. EXPIRES 12/30/2023		My co	/ /	res December 30, 2023
Notary Seal))	Optional: A thumbprint is only needed if state statutes require a thumbprint.
For Bank Purposes Only		1		
Description of Attached Documer	pt \	,		Right Thumbprint of Signer
Type or Title of Document				Top of thumb here
NAME CHANGE AUTHORIZATION		__		>
Document Date	Number of Pages	/ /		
02/17/2022	1	\rightarrow	· · · · · · · · · · · · · · · · · · ·	
Signer(s) Other Than Named Above				
Account Number (if applicable)				



DSG5350/595575 (Rev 05 - 05/21)

In reference to the "Contract for Deed" (dated October 11, 2016) that we, Trent and Elizabeth Johnson, hold with Jonathon Johnson of 577 N. 1st St., Battle Mountain, NV 89820 USA (the seller) for the property located at 35 Maidens Lane, Beowawe, NV 89821 (Parcel # 003-433-04, Eureka County registered location T31N,R49E SEC. 13) are requesting to have the deed to the 10 acre property, including the house and all out buildings (as stated in the contract) be put in the name of Laurance M.T. McManus (Elizabeth Johnson's son) instead of Trent and Elizabeth Johnson's name

Sut M Trent Johnson

Elizabeth Johnson

Elizabeth Johnson

Date: 02/18/2022



Contract for Deed

This contract for deed dated this 11th day of October, 2016 is between:

Jonathon Johnson of 577 N. 1st St, Battle Mountain Nevada 89820 USA (The Seller)

And

Trent and Elizabeth Johnson of Beowawe, Nevada USA 89821 (The Purchasers)

The parties involved agree to the following:

Sale of Property

- Upon completion of payment, the Seller for and in consideration of the sum of \$40,000, does hereby convey and grant with warranty covenants to the Purchasers, all of the following lands and property, together with all improvements located on the property: Parcel 35, Maiden Lane, Beowawe, NV 89821. 10 acres, including house and all outbuildings (the Premises).
- The purchasers and the seller agree that the purchasers take the property with the following conditions and defects related to the property:
 A few minor leaks in the roof.

Purchase Price

3. The purchase price of the Premises is \$40,000. The purchasers agrees to pay \$8,000 upon execution of the agreement and the balance of the Purchase Price being payable in monthly installments of \$450, due on the 15th of each month, beginning on November 15, 2016 until the purchase price is paid in full.

No interest will be charged.

Lump sum payments may be made at any time, without penalty.

Property Taxes and Assessments

 For the duration of this Agreement, the Purchasers will be responsible for all taxes, and assessments leveled against the premises.

Initial

1

Purchaser's Default

- 5. In the event of the purchaser's failure to perform any condition contained in the agreement, the seller will give the purchaser a notice of default. The notice will give the purchaser 14 days from the date the notice is received to remedy the default. If the purchasers fail to remedy the default within 14 days, then the entire balance of the purchase price will become due 15 days after the 14 day period to remedy the default expires (the "notice" period). Failure to pay the full amount of the Purchase Price owing will result in the termination of the agreement at the end of the notice period.
- 6. The purchasers and seller agree that in the event the Purchasers fail to remedy a default and this agreement is terminated, the purchasers will vacate the premises within 15 days of the agreement terminating. The purchasers and the seller further agree that the failure of the purchasers to vacate within that period gives the seller a right to maintain an action to obtain vacant possession of the premises.
- 7. In the event of default and termination of this agreement by the purchasers, the purchasers forfeits any and all payments made under the terms of the agreement, including but not limited to all payments made towards the purchase price, and any and all taxes, assessments, as liquidated damages for breach of this agreement.
- 8. The seller reserves the right to recover damages resulting from the willful acts or negligence of the purchasers.

Attorney Fees

9. In the event of default by the purchasers, the purchasers will pay all the seller's reasonable and actual attorney fees associated with enforcing the seller's rights under this agreement. The default will not be deemed to be corrected until all attorney fees have been paid.

Deed and Evidence of Title

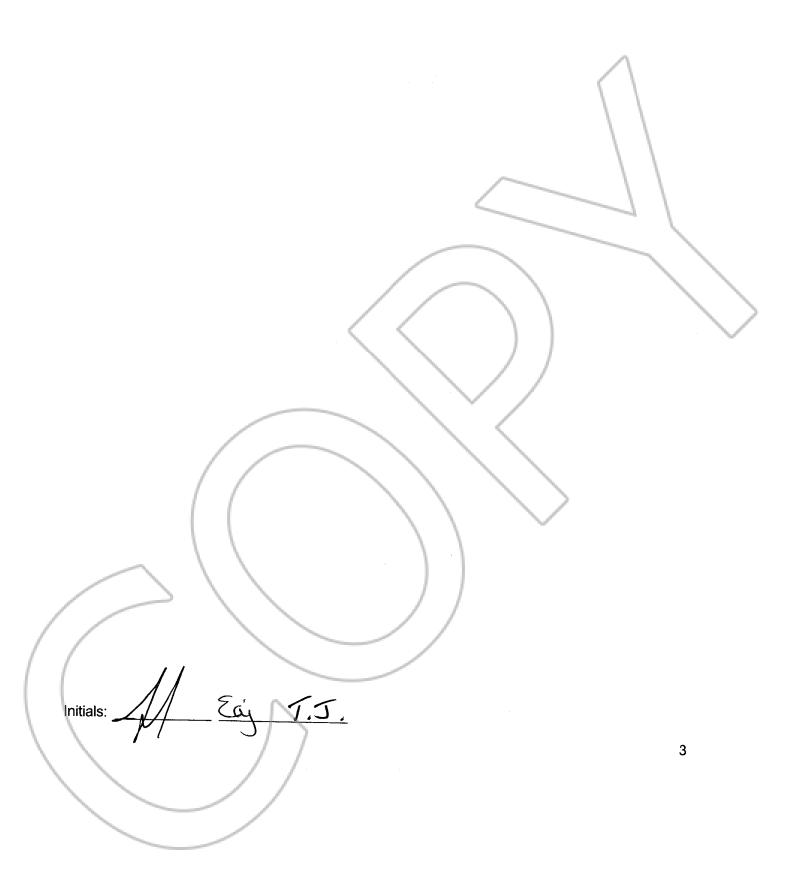
10. Upon payment of the full purchase price, including all taxes, assessments and other charges due to the seller, the seller agrees to deliver to the purchasers, within a reasonable amount of time, the title and deed to the premises, free and clear of all liens and encumbrances.

nitials

2

Additional Clause

11. Cost of property does not include truck currently on property, or any extraneous items on property.



IN WITNESS WHEREOF 1	the Seller and F	^ourchasers	have duly at	ffixed their signatures	unde
hand and seal on this	day of		,	2016 AB	
					1
Witness:		_ (sign) _€	oona	thon Jannson (Seller	·)
		_ (print)			\
Witness:		_ (sign)	In Trent	Johnson (Purchaser	
		(print)	Clinal	with Johnson	L
State of Weveda Co	ounty of <u>£ 1/4</u>	<<	Elizabe	Notary Public-State of Nev	, , , , , , , , , , , , , , , , , , ,
(Notary Sig	(Date)		No. 16-2942-6	County of Elico APRIL BROWN My Commission Expires July 1, 2	2020
			NO. 10-2012-0	Notary Public-State of N County of Eleo APRIL BROWN	evada
	\		No. 16-2942-6	My Commission Expires July 1	i, 2020

Initials: Eay 7.J-

SELLER ACKNOWLEDGMENT

STATE OF NEVADA COUNTY OF LANDER

The instrument was acknowledged before me on the 20⁺⁻⁻ day of October, 2016, By Jonathon Johnson.

Bty C 11th



My commission expires: 03-25-2020

PURCHASER ACKNOWLEDGMENT

STATE OF NEVADA COUNTY OFEIKo	
On this 14 day of Oct , 2016, before me A Notary Public and for the State of Nevada, personally appeared 1 known or identified to me, to be the persons whose names are subsinstrument, and acknowledged to me that he/she executed the same	rent and Elizabeth Johnson, scribed to the within
	Notary Public-State of Nevada
	County of Elko
Notary Public No. 16-2942-6	APRIL BROWN 5 My Commission Expires July 1, 2020
My commission expires: July 1, 2020	
Initials: East. 7.7.	
	6

STATE OF NEVADA			
DECLARATION OF VALUE FORM			
1. Assessor Parcel Number(s)			
a) 003-433-04			
p)			
c)			
d)			
2. Type of Property:	Res. FOR RECORDER'S OPTIONAL USE ONLY		
a) Vacant Land b) X Single Fam. F			
c) Condo/Twnhse d) 2-4 Plex	Book: Page:		
e) Apt. Bldg f) Comm'l/Ind'l			
g) Agricultural h) Mobile Home	Notes:		
Other	- 40 000		
 Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of pro 	norty) ()		
Transfer Tax Value:	\$ +56° LAN 40 anh		
Real Property Transfer Tax Due	000 Jan 1800		
4. If Exemption Claimed:	4-40-000 DM		
a. Transfer Tax Exemption per NRS 375.090,	Section		
b. Explain Reason for Exemption:	Bootion.		
V. Explain Reason for Exemption.			
5. Partial Interest: Percentage being transferred:	00 %		
The undersigned declares and acknowledge	s under penalty of periury, pursuant to		
NRS 375.060 and NRS 375.110, that the informati	on provided is correct to the best of their		
information and belief, and can be supported by do	cumentation if called upon to substantiate the		
information provided herein. Furthermore, the par	ties 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 NR	S 375.030, the Buyer and Seller shall be		
jointly and severally liable for any additional amou			
	\ / /		
Signature	Capacity SELLER		
1 02.100			
Signature Sources It I cons	Capacity Bryen		
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION		
(REQUIRED)	(REQUIRED)		
Print Name: Jonathon Johnson	Print Name: Laurance M.T. McManus		
Address: 577 N. 1st. Street	Address: HC 66 Unit 2-5		
City: Battle Mountain	City: Beowawe		
State: NV Zip: 89820	State: NV Zip: <u>89821</u>		
. \			
COMPANY/PERSON REQUESTING RECOR	DING (required if not seller or buyer)		
Print Name:	Escrow#:		
Address:	/		
City:			
AS A PUBLIC RECORD THIS FORM M	V RE PECOPDED/MICPORIT MED		