

APN#: 005-170-13

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$85.80 Rec:\$37.00
Total:\$122.80
RON JONS, JR.

2022-248092
05/31/2022 03:12 PM
Pgs=3

**RETURN THIS DEED AND
MAIL TAX STATEMENT TO:**

Mainstar Trust FBO John Helrigel Acct: T2184083
214 West 9th Street
PO Box 420
Onaga, KS 66521-0420



00015799202202480920030030
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 13th day of May 2022, by and between, The Redwood Group 2013 Revocable Trust, Ronald Jones, Trustee, the party of the first part, and Mainstar Trust FBO John Helrigel Acct # T2184083, the party of the second part.

WITNESSETH:

That the party of the first part does by these presents convey and confirm unto the party of the second part, and to their successors in interest and assigns forever, all his right, title and interest in fact or by operation of law, in and to all that certain piece or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and particularly bounded and described as follows:

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TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: NORTHWEST ¼, SOUTHWEST ¼, being 40 acres, m/l

RESERVING UNTO Grantor, its successors and assigns, for roadway, transmission and utility purposes, a **perimeter easement 30 feet in width** measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described, as Filed with the Eureka County Recorder's Office by CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), Grantor.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-170-13
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 22,000.00
 Transfer Tax Value: (_____)
 Real Property Transfer Tax Due \$ 85.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section n/a
- b. Explain Reason for Exemption: n/a

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 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 [Signature] Capacity SELLER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: THE REDWOOD TRUST REVOCABLE TRUST DON JONES, TR
 Address: 310 CALIFORNIA AVE 1090
 City: RENO,
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: MAKSTAR TRUST FOR John Heitrael
 Address: ACCT # : 72184083 PO Box 420
 City: ONAGA
 State: KS Zip: 66521-0420

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

Print Name: _____ Escrow #: _____
 Address: n/a
 City: _____ State: n/a Zip: _____