

APN#: 005-210-33

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$35.10 Rec:\$37.00
Total:\$72.10
RON JONES

2022-248093
05/31/2022 03:19 PM
Pgs=3

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

Debbie Kay Walters or
Billie Leanne Sarver
1005 Alta Vista Dr
Sparks, NV 89434



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 16th day of May 2022, by and between, The Redwood Group 2013 Revocable Trust, Ronald Jones, Trustee, the party of the first part, and Debbie Kay Walters or Billie Leanne Sarver, As Joint Tennants, with right of Survivorship, 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 lot, 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 15: SOUTHEAST ¼, SOUTHWEST ¼, NORTHWEST ¼ :

being 10 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.

TOGETHER with all and singular the lands, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof.

SUBJECT TO reservations and easements of record. First Party, as Seller, reserves all mineral rights of every description and nature.

TO HAVE AND TO HOLD the said premises, together with all and singular the appurtenances, unto the said party of the second part, and to their successors in interest and assigns forever.

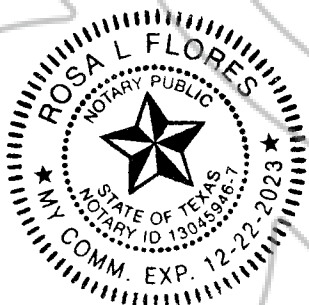
IN WITNESS WHEREOF, the party of the first part has hereunto set their hands the day and year first above written.



Ronald Jones, TR

STATE OF Texas)
COUNTY OF Austin) : SS.

On this 19th day of May 2022, personally appeared before me, a Notary Public, Ronald Jones, Trustee, who acknowledged that he executed the foregoing instrument.





NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-210-33
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) \$ 8,800.00

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 35.10 + recording fee 37.

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 11a

b. Explain Reason for Exemption: 11a

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 Ron Jones, TR Capacity SELLER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) 2013 Revocable

Print Name: The Redwood Trust Trust Ron Jones

Address: 316 CALIFORNIA AVE 1090

City: RENO

State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Debbie Kay Walters, Bill Leanne Smith

Address: 1005 ALTA VISTA DR

City: SPARKS

State: NV Zip: 89434

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

Print Name: _____ Escrow #: 11a

Address: 11a

City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED