

EUREKA COUNTY, NV

RPTT:\$253.50 Rec:\$37.00

\$290.50 Pgs=3

**2022-248250**

**06/15/2022 08:44 AM**

EQUITY NATIONAL TITLE AND CLOSING SERVICES,  
KATHERINE J. BOWLING, CLERK RECORDER

**After Recording Return:**

**Mail Tax Statements to:**

Crisann Christensen  
4036 Eureka Avenue  
Crescent Valley, NV 89821

**Property Tax ID#: 002-018-12**

**Order #: ENTC-222437655**

**WARRANTY DEED**

This WARRANTY DEED, executed this 7 day of June, 2022, by JUDY F. HILL, an unmarried woman, hereinafter called GRANTOR, grants to CRISANN CHRISTENSEN, an unmarried woman, whose address is 4036 Eureka Avenue, Crescent Valley, NV 89821, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$65,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Eureka County, Nevada, to-wit:

**"SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Parcel ID: 002-018-12

Property Address: 4036 Eureka Avenue, Crescent Valley, NV 89821

The previously recorded vesting deed was recorded on 03/10/2017 as Instrument No. 0232698 Book 599 Page 0371 in the Eureka County, Book of Official Records.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

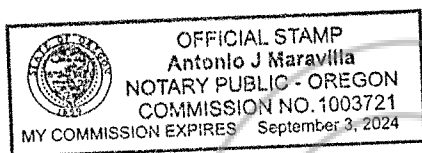
IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Judy F. Hill  
JUDY F. HILL

STATE OF Oregon

County of Benton to wit:

The foregoing, Warranty Deed was acknowledged before me this 2<sup>nd</sup> day of June, 2022, By JUDY F. HILL



Antonio J. Maravilla  
Notary Public  
My Commission Expires: 9-3-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

**Prepared by:**  
National Deed Network, Inc.  
36181 East Lake Road #382  
Palm Harbor, FL 34685

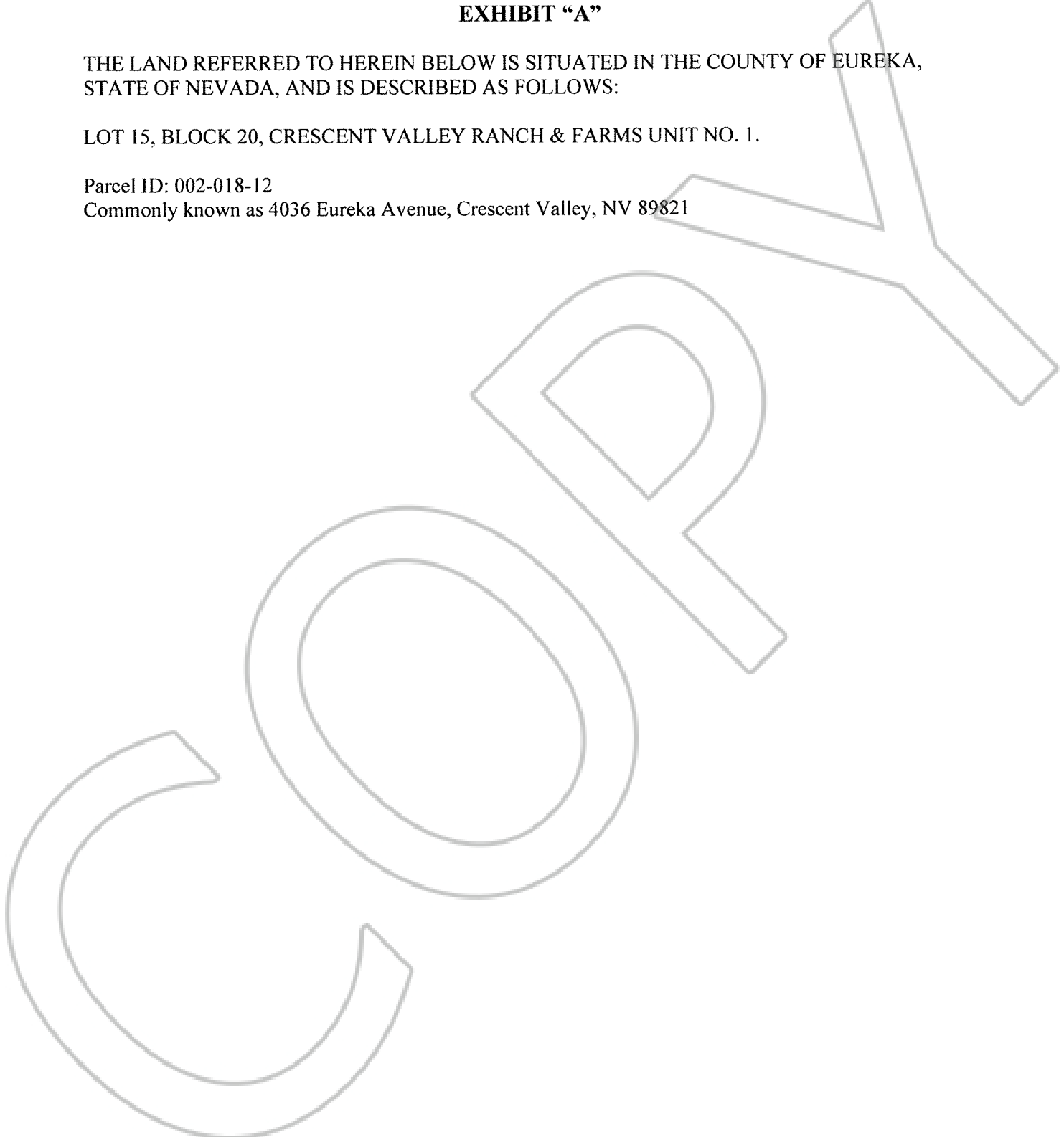
**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF EUREKA,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 15, BLOCK 20, CRESCENT VALLEY RANCH & FARMS UNIT NO. 1.

Parcel ID: 002-018-12

Commonly known as 4036 Eureka Avenue, Crescent Valley, NV 89821



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 002-018-12  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land  | b. <input type="checkbox"/> Single Fam. Res.       |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex               |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l           |
| g. <input type="checkbox"/> Agricultural | h. <input checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other _____     |  |

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property

\$ 65,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ \_\_\_\_\_

d. Real Property Transfer Tax Due

\$ \_\_\_\_\_

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Judy F. Hill

Address: 984 NW Circle Blvd Apt 13

City: Corvallis

State: OR Zip: 97330

**COMPANY REQUESTION RECORDING**

Print Name: Equity National Title

Address: 317 Iron Horse Way

City: Providence

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Crisann Christensen

Address: 4036 Eureka Avenue,

City: Crescent Valley

State: NV Zip: 89821

Escrow #: \_\_\_\_\_

State: RI Zip: 02908