EUREKA COUNTY, NV LAND-GBS RPTT:\$50.70 Rec:\$37.00 Total:\$87.70

2022-248272 06/22/2022 11:09 AM

Pgs=4

BERNARD ADDENBROOKE

APN: 002-014-11

Recording requested by and mail documents and tax statements to:

Name: BERNARD R. ADDENBROOKE

Address: 558 5TH STREET

City/State/Zip: CRESCENT VALLEY, NV 89821

00015090202202482720040042

KATHERINE J. BOWLING, CLERK RECORDER

RPTT: \$50.70

## GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESS, that MARY LOU McALEXANDER dba M L ENTERPRISES (hereinafter called GRANTOR), in consideration of Thirteen Thousand Dollars and no cents (\$13,000.00), the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to BERNARD R. ADDENBROOKE and DEBORAH J. ADDENBROOKE (Husband and Wife as Joint Tenants with Right of Survivorship not as Tenants in Common) (hereinafter called GRANTEES) all that real property and premises lying and being in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

In Witness Whereof, I have hereunto set my hand on the ZZ day of Jone, 2022.

MARY LOU McALEXANDER (dba M L ENTERPRISES)

Grantor

State of Nevada

} ss.

County of Eureka

On this 22 day of June, 2022 personally appeared before me, a Notary Public, MARY LOU McALEXANDER, personally known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand and official seal.

Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

APN: 002-014-11

Property Location: 219 SECOND STREET, CRESCENT VALLEY NV 89821

Block 8, Lot 2, Parcel 3 Crescent Valley Ranch & Farms Unit #1

TOGETHER WITH all tenements, hereditaments, and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.



## **REAL ESTATE PURCHASE AGREEMENT**

THIS AGREEMENT is entered into between Many Low McAlexander
(hereinafter referred to as Seller:) and Bernand R. Adden brooke
(hereinafter referred to as Buyer). Debereh J. Addenbrocke

The parties hereby agree that Seller, shall sell to Buyer, the real property described as follows:

APN: 002-014-11 Block 8, Lot 2, Parcel 3 Crescent Valley Ranch & Farms Unit #1 County of Eureka, State of Nevada

Buyer agrees to pay Sellers the sum of \$\frac{1}{3}\text{log}\_Q\text{ as payment in full. No deposit was required. Upon receipt of full payment, Sellers will convey and surrender possession of said property by a Grant, Bargain and Sale Deed. Said Deed will be notarized by Sellers and title will then be transferred to Buyer. All transfer or recording fees, etc, due will be paid by Buyers.

Sellers represent that they have good and sufficient title to the property being transferred to Buyer and further warrants this property to be free and clear of claims of any person, any and all liens and encumbrances, liabilities and indebtedness. Real property taxes have been paid for the current year by Sellers.

The parties agree to the above terms stated and acknowledge the above to be true and correct as of the date first written above.

Bernard R Addenbrooke Buyer , Date:

Mary Lou McAlexander

lelly Addel

Departit 0

6-22-22

witness Date: 6/22/22

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	
a. <u>002-014-11</u>	( \
b	\ \
c	\ \
d	\ \
2. Type of Property:	
a. 🗸 Vacant Land b. 🔃 Single Fam. I	Res. FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
Other	
3.a. Total Value/Sales Price of Property	\$ 13,000.00
b. Deed in Lieu of Foreclosure Only (value	
c. Transfer Tax Value:	\$
d. Real Property Transfer Tax Due	\$ 50.70
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375	.090, Section
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transfer	
	under penalty of perjury, pursuant to NRS 375.060
	ded is correct to the best of their information and belief,
	led upon to substantiate the information provided herein.
	ce of any claimed exemption, or other determination of
additional tax due, may result in a penalty of 1	0% of the tax due plus interest at 1% per month. Pursuant
to NRS 375.030, the Buyer and Seller shall be	e jointly and severally liable for any additional amount owed.
	. \ \ \
Signature Nauy La Mathefrence	Capacity: GRANTOR
	] ]
	/ /
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: MARY LOU MCALEXANDER	
Address:P.O. BOX 140014	Address: 558 5th STREET
City: DUCKWATER	City: CRESCENT VALLEY
State: NV Zip: 89314	State: NV Zip: 89821
COMPANY/DEDCOM DECLINORING DE	CODDING (Dequired if not called on horses)
	CORDING (Required if not seller or buyer)  Escrow #
Print Name: Address:	ESCIUW #
Address: City:	State: Zip:
CIUI.	Diuto.