

A.P.N. No.:	007-380-52
R.P.T.T.	\$1,150.50
File No.:	1662159
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tyler Thomas and Tracy Thomas	
P.O. Box 942	
Eureka, NV 89316	

EUREKA COUNTY, NV	2022-248275
RPTT:\$1150.50 Rec:\$37.00	
\$1,187.50 Pgs=2	06/24/2022 02:37 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Marshall Christensen and Gloria Christensen, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Tyler Thomas and Tracy Thomas, husband and wife, as joint tenants**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 3, Lot A as shown on that certain Parcel Map for CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1995, as File No. 159637, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B & M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land a reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5/24/22

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-380-52
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 295,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 295,000.00
 d. Real Property Transfer Tax Due \$ 1,150.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 _____ Capacity Grantor

Marshall Christensen

Signature _____ Capacity Grantee

DocSigned by
Tyler Thomas
0772612840004

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marshall Christensen and Gloria Christensen
 Address: PO Box 903
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tyler Thomas and Tracy Thomas
 Address: P.O. Box 942
 City: Eureka
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 1662159
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED