

**PREPARED BY:**

Mr. Alan Skinner  
583 El Toro  
Eureka, Nevada 89316

**AFTER RECORDING RETURN TO:**

Mr. Lonnie And ZoeAnn Armknecht  
PO Box 264  
Eureka, Nevada 89316

EUREKA COUNTY, NV

LAND-WAD  
RPTT:\$117.00 Rec:\$37.00  
Total:\$154.00

**2022-248309**

07/07/2022 03:25 PM

Pgs=4

LONNIE & ZOEANN ARMKNECHT

P,  
OC



00016033202202483090040049

KATHERINE J. BOWLING, CLERK RECORDER

**GENERAL WARRANTY DEED**

**THIS DEED**, dated 07/07/2022, is made by and between Mr. Alan Skinner, the "Grantor," located at 583 El Toro, Eureka, Nevada 89316 in the County of Eureka, and Mr. Lonnie And ZoeAnn Armknecht, the "Grantee," whose legal address is PO Box 264, Eureka Nevada 89316, located in the County of Eureka.

**WITNESS**, that the Grantor, for and in consideration for the total sum of **30.000** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Eureka County and in the State of Nevada, herein described as follows:

Full legal description: real property located at 583 El Toro Eureka Nevada Included are call permanent fixtures and all property that belongs to or is part of real estate including all storage buildings and out buildings

*SEE ATTACHMENT A*

**ALSO**, known by the street address of 583 El Toro, Eureka, Nevada 89316 and assessor's schedule or parcel number 007-394-07.

**SUBJECT TO** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

**HEREBY** releasing and waiving all rights under and by virtue of the laws of the State of .

**TO HAVE AND TO HOLD** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor. However, the Grantor shall reserve the right to the following property exceptions:

Full description of property exceptions: all the oil and gas lying in and under said land as reserved by the UNITED STATES OF AMERICA in patent recorded April 15 1966 in book 10 page 331 Official Records Eureka County Nevada

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**GRANTOR**

(Grantor Signature)

583 El Toro  
Eureka, Nevada 89316

**GRANTEE**

(Grantee Signature)

PO Box 264  
Eureka, Nevada 89316

Signed in our presence:

State of Nevada

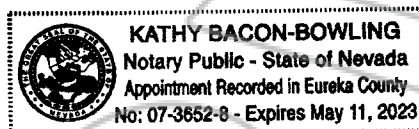
County of Eureka

SS.

The foregoing instrument was acknowledged before me on 07/07/2022, by Mr. Alan Skinner, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

  
(Notary Public Signature)



Notary Commission Expires:

May 11 2023

COPY

ATTACHMENT A

Parcel C as shown on that certain Parcel Map for WILLIAM and LYNDAL SALLES filed in the office of the County Recorder of Eureka County, State of Nevada, on April 4, 1988, as File No. 117612, being a portion of the E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.B.D.&M.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-394-07 \_\_\_\_\_
- 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

\$ 30,000

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ 117.00

Real Property Transfer Tax Due \$ 117.00

**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 *Alan Skinner* Capacity Grantor

Signature *Lonnie Armknecht* Capacity Grantee

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

Print Name: Alan Skinner  
Address: 583 El Toro PO Box 454  
City: Eureka  
State: Nevada Zip: 89316

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

Print Name: Lonnie Armknecht and ZoeAnn Armknecht  
Address: P O Box 264  
City: Eureka  
State: Nevada Zip: 89316

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_