

EUREKA COUNTY, NV **2022-248319**  
RPTT:\$128.70 Rec:\$37.00  
\$165.70 Pgs=3 **07/11/2022 10:57 AM**  
BOSTON NATIONAL TITLE AGENCY, LLC  
KATHERINE J. BOWLING, CLERK RECORDER

**PARCEL IDENTIFICATION NUMBER: 004-340-13**

Commitment Number: DEF2140010NV-A

After Recording, Send To:

**Boston National Title Agency, LLC**  
**400 Rouser Road, Bldg. 2, Ste. 500**  
**Coraopolis, PA, 15108**

**SEND TAX STATEMENTS/BILLS TO:**

**Kevin McGhee**  
1240 E Elderberry Cir., Coeur D Alene, ID., 83815

---

### **GENERAL WARRANTY DEED**

**Jeff E Dunmire**, hereinafter grantor, whose tax-mailing address is **6568 S. Federal Way #215, Boise, ID., 83716**, for \$32,900.00 (Thirty-Two Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Kevin McGhee**, a single person, hereinafter grantee, whose tax mailing address is **1240 Elderberry Cir., Coeur D Alene, ID., 83815**, the following real property:

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, further described as being portions of the S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 12, T. 32N., R. 50E., M. D. B. & M., lying and being left and northerly of the left or northern 200 foot highway right of way line of Interstate Route 80, State Route 1, (IR-80, SR-1) and more fully described by metes and bounds as follows, to wit:

**BEGINNING** at the intersection of the left or northern 200 foot highway right of way line of Interstate Route 80, State Route 1, (IR-80, SR-1) and the west boundary of Section 12, T. 32N., R. 50E., M. D. B. & M. at a point 200 feet left of and measured radially from Highway Engineer's Station "DW" 907 + 41.38 P.O.C., said point of beginning further described as bearing NORTH a distance of 30.83 feet from the southwest corner of said Section 12, thence NORTH along the west boundary of said Section 12 a distance of 1289.17 feet to an intersection with the north boundary of the S 1/2 of the SW 1/4 of said

Section 12; thence S. 89°46'52"E. along said northern boundary a distance of 2645.50 feet to the northwest corner of the SW 1/4 of the SE 1/4 of said Section 12; thence S. 89°44'45"E. along the north boundary of said SW 1/4 of the SE 1/4 a distance of 1320 feet to the northeast corner of said SW 1/4 of the SE 1/4; thence S. 0°04'42"E. along the east boundary of said SW 1/4 of the SE 1/4 a distance of 17.63 feet to an intersection with the 200 foot left or northern highway right of way line of IR-80, SR-1; thence S. 71°33'55"W. along said highway right of way line a distance of 3569.16 feet to a point; thence from a tangent which bears the last described course, curving to the right along said highway right of way line, with a radius of 2800 feet, through an angle of 12°09'42", an arc distance of 594.33 feet to the point of beginning; said parcel contains an area of 62.22 acres, more or less. The legal description was taken from prior Deed recorded in Book 6, Page 504.

Tax ID : 004-340-13

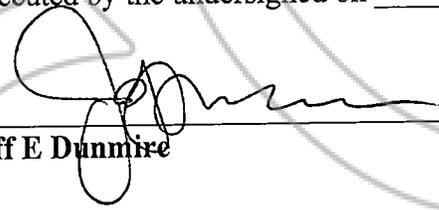
Property Address is: Parcel No. 004-340-13, Eureka, NV

Prior instrument reference: 2020-241883

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

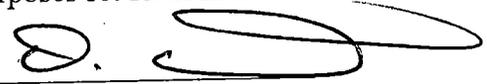
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 7-1-, 2022:

  
\_\_\_\_\_  
Jeff E Dunmire

STATE OF <sup>DP</sup> EA CA  
COUNTY OF El Dorado

The foregoing instrument was acknowledged before me on July 1, 2022 by **Jeff E Dunmire** who is personally known to me or has produced IDAHO ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_  
Notary Public



This instrument prepared by:  
**Boston National Title Agency, LLC**  
**400 Rouser Road, Suite 500**  
**Coraopolis, PA 15108**  
File Number: DEF2140010NV-A.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 004-340-13  
 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'/Ind'l  
 g.  Agricultural    h.  Mobile Home  
 i.  Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 32,900.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 32,900.00  
 d. Real Property Transfer Tax Due \$ 128.70

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 [Signature] Capacity: seller/grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeff E Dunmire  
 Address: 6568 S. Federal Way #215,  
Boise, ID., 83716  
 City: Boise  
 State: ID Zip: 83716

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kevin McGhee  
 Address: 1240 Elderberry Cir.,  
Coeur D Alene, ID., 83815  
 City: Coeur D Alene  
 State: ID Zip: 83815

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_