

A.P.N. No.:	003-085-06
R.P.T.T.	\$ 37.05
File No.:	1751937
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Courtney Landeros	
167 Pleasant Valley Rd #13	
Spring Creek, NV 89815	

EUREKA COUNTY, NV	2022-248410
RPTT:\$37.05 Rec:\$37.00	07/15/2022 10:28 AM
\$74.05 Pgs=2	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ronald R. Fellion and Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15, 2002

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Courtney Landeros, a married man as his sole and separate property

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 3, Block 5, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, 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: 7/08/2022

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

Ronald R. Fellion and Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15, 2002

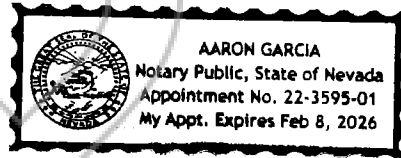
Ronald R. Fellion trustee
Ronald R. Fellion, Trustee, Trustee

Irina Fellion trustee
Irina Fellion, Trustee, Trustee

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 8th day of July, 2022
By: Ronald R. Fellion + Irina Fellion as trustees of Ronald R. Fellion and Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15, 2002

Signature: Aaron Garcia
Notary Public
Aaron Garcia
My Commission Expires: 02/08/2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-085-06
 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 \$ 9,250.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 9,250.00
 d. Real Property Transfer Tax Due \$ 37.05

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 _____
Ronald R. Fellion, Trustee		
Signature <u><i>Courtney Landeros</i></u>	Capacity _____	Grantee _____
Courtney Landeros		

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Ronald R. Fellion and Irina Fellion, Trustees, or their successors in Trust, under the Fellion Living Trust dated November 15, 2002
 Address: 4478 Brasada Ranch Court
 City: North Las Vegas
 State: NV Zip: 89031

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Courtney Landeros
 Address: 167 Pleasant Valley Rd #13
 City: Spring Creek
 State: NV Zip: 89815

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1751937
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801