

EUREKA COUNTY, NV
RPTT:\$1129.05 Rec:\$37.00
\$1,166.05 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2022-248413

07/15/2022 01:05 PM

A.P.N. No.:	007-250-12
R.P.T.T.	\$1,129.05
File No.:	1719634
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Matthew Worden	
53880 Nevada Hwy 376	
Round Mountain, NV 89045	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jay A Powell, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Matthew Worden, a single man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel No. 1 as shown and delineated on the Tentative Map for Claudie Baggett. filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979, as File No. 69034, located in the NW1/4NW1/4 of Section 4, Township 21 North, Range 54 East, M.D.B.&M.

EXCEPTING THEREFROM all the coal and other valuable minerals in said land, as reserved in Patent from the United States of America, recorded January 24, 1956, in Book 24, Page 501, Deed Records of 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: 7-5-2022

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

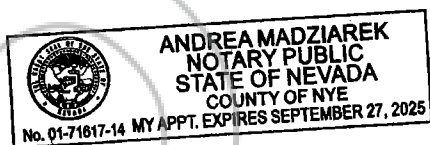
Jay A. Powell
Jay A Powell

State of Nevada)
County of Nye) ss

This instrument was acknowledged before me on the 5th day of July, 2022
By: Jay A Powell

Signature: Andrea Madziarek
Notary Public

My Commission Expires: 9-27-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-250-12
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

\$ 289,500.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 289,500.00

d. Real Property Transfer Tax Due

\$ 1,129.05

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

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jay A Powell
Address: 1221 12th Street
City: Eureka
State: Nevada Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Matthew Worden
Address: 53880 Nevada Hwy 376
City: Round Mountain
State: NV Zip: 89045

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

Print Name: Stewart Title Company Escrow # 1719634
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED