EUREKA COUNTY, NV

2022-248413

RPTT:\$1129.05 Rec:\$37.00 \$1,166.05 Pgs=2

07/15/2022 01:05 PM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

A.P.N. No.:	007-250-12						
R.P.T.T.	\$1,129.05						
File No.:	1719634						
Recording F	Recording Requested By:						
	Stewart Title Company						
Mail Tax Sta	itements To:	Same as below					
When Recorded Mail To:							
Matthew Wo	rden						
53880 Neva	da Hwy 376						
Round Mour	tain, 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.



State of Nevada)	/ /
County of Nye) ss	\ \
This instrument was acknowledged before me on the 5th day of July By: Jay A Powell	, 2022
Signature:	
My Commission Expires: 9-27-2025 ANDREA MAD. NOTARY PU STATE OF NE COUNTY OF NO. 01-71617-14 MY APPT. EXPIRES SEPT	ZIAREK /BLIC EVADA NYE EMBER 27, 2025
(Ma. 47)	

STATE OF NEVADA DECLARATION OF VALUE FORM

 Assessor Parcel Numb 	er(s)			<u> </u>
a) <u>007-250-12</u>				/\
-				\ \
d)				\ \
2. Type of Property:		EOD DEOC	DDEDO ODTIO	NAL HOE ONLY
a. ☐ Vacant Land	b.⊠ Single Fam. Res.	1		NAL USE ONLY
c. ☐ Condo/Twnhse	d.□ 2-4 Plex		P	
e.□ Apt. Bldg.	f. Comm'l/Ind'i		ording:	
g.□ Agricultural	h.□ Mobile Home	Notes:		
☐ Other				
3. a. Total Value/Sales Pr		\$ 289,500.00		/
	closure Only (value of property			
c. Transfer Tax Value:		\$ 289,500.00		
d. Real Property Transf	er tax Due	\$ <u>1,129.05</u>	\ 	
4. If Exemption Claime	_{d:}		1 1	,
	<u>u.</u> nption per NRS 375.090, Sec	ction)]	
b. Explain Reason for			/ /	
b. Explain Reacon is	Exemplient		/	
5. Partial Interest: Perce	entage being transferred: 100	1 %		
	chage being hansiened. Tot	<i>)</i> /u. **	A	
	s and acknowledges, under p		, pursuant to NF	RS 375.060
The undersigned declares and NRS 375.110, that the	s and acknowledges, under p e information provided is con	enalty of perjury rect to the best of	f their information	on and belief,
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED