A.P.N. No.:	001-067-01				
R.P.T.T.	\$ 928.20				
File No.:	1745883 PA				
Recording Requested By:					
Stewart Title Company					
Mail Tax Sta	tements To:	Same as below			
When Recorded Mail To:					
John W. Fitzgerald and Penny Fitzgerald					
130 N Edwards Street					
Eureka, NV	89316				

EUREKA COUNTY, NV
RPTT:\$928.20 Rec:\$37.00
\$965.20 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Keith D. Hoehne and Lisa L. Hoehne, as Trustees of THE KEITH AND LISA HOEHNE FAMILY TRUST** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John W. Fitzgerald and Penny Fitzgerald, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 2, 3, 4 and 5, Block 59, in the TOWNSITE OF EUREKA, Nevada, according to the official map thereof, filed on in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in or under said land as reserved by The United States Of America, recorded December 19, 1947 in Book 23 Page 226, of Deed Records, Eureka County, Nevada.

## SUBJECT TO:

- 1. Taxes for the fiscal year:
- 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: 7/13/22

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

KEITH AND LISA HOEHNE FAMILY TRUST	
By: Keith D. Hoehne, Trustee	
By: The House Lisa L. Hoehne, Trustee	
State of <u>NEVAOA</u> )	/ ! ! !
State of <u>NEVAOA</u> )  County of <u>EUKO</u> )	
This instrument was acknowledged before me on the 12 Hz. Hoehne, as Trustees of THE KE	day of, 2022 EITH, and LISA HOEHINE FAMILY TRUST
Signature: On an E Chapman  Notary Public	MARY E. CHAPMAN NOTARY PUBLIC-STATE OF NEVADA
My Commission Expires: APRIL 39, 2036	Elko County · Nevada CERTIFICATE # 06-102380-6
	APPT. EXP. APR. 29, 2026
	\

## STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Numbe	r(s)		/\
a) <u>001-067-01</u>			( )
b)			\ \
c)			\ \
d)			\ \
2. Type of Property:			
a. ☐ Vacant Land	b.⊠ Single Fam. Res.		RDERS OPTIONAL USE ONLY
c. ☐ Condo/Twnhse	d.□ 2-4 Plex		Page:
e.⊟ Apt. Bldg.	f.  Comm'l/ind'i	Date of Rec	ording:
g.□ Agricultural	h.□ Mobile Home	Notes:	
☐ Other		<u> </u>	
3. a. Total Value/Sales Price		\$ 238,000.00	
	sure Only (value of proper		)
c. Transfer Tax Value:	/	\$ 238,000.00	\
d. Real Property Transfer	Tax Due	\$ <u>928.20</u>	<del>\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ </del>
4 If Everytian Claims de			) )
4. If Exemption Claimed:		otion	) )
b. Explain Reason for	otion per NRS 375.090, Se	Cuon	<del>/</del> /
b. Explain Reason for	Exemption.	$\leftarrow$	
5. Partial Interest: Percen	tage being transferred:	100 %	
The undersigned declares a	and acknowledges, under i		pursuant to NRS 375 060
			their information and belief,
			ne information provided herein.
			ion, or other determination of
			erest at 1% per month. Pursuant
to NRS 375.030, the Buyer	and Seller shall be jointly:	and severally liable	e for any additional amount owed.
1 0 - N	$\mathbf{I}$	/ /	
Signature Keith	1. Hoekwil	Capacity	Grantor
Keith D. Hoehne,	Trustee	\ \	
Signature		Capacity	Grantee
John W. Fitzgera	ld		
SELLER (GRANTOR) INFO	DMATION	DIVED CDA	NTEE) INFORMATION
(REQUIRED)	ZKINA HON		EQUIRED)
Print Name: Keith D. Hoeh	ne. Lisa L. Hoehne, as		ohn W. Fitzgerald and Penny
	IE KEITH, and LISA		itzgerald
HOEHNE FAM		Address: 437	
Address: 1834 Deerfield W		City: Hemet	
City: Elko		State: CA	Zip: 92544
State: NV Z	ip: 89801		•
COMPANY/PERSON REQU			
Print Name: Stewart Title	Company	Escrow# 17	45883 PA
Address: 810 Idaho St			
City: Elko		State: NV	Zip: <u>89801</u>

## STATE OF NEVADA DECLARATION OF VALUE FORM

		/ \
a) <u>001-067-01</u>		( )
b)		\ \
c)		\ \
d)		\ \
2. Type of Property:		
a.□ Vacant Land b.⊠ Single Fam. Res.		ERS OPTIONAL USE ONLY
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex		Page:
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l	Date of Recordi	ng:
g.□ Agricultural h.□ Mobile Home	Notes:	
☐ Other		
3. a. Total Value/Sales Price of Property	\$ 238,000.00	
<ul> <li>b. Deed in Lieu of Foreclosure Only (value of property)</li> </ul>		
c. Transfer Tax Value:	\$ 238,000.00	
d. Real Property Transfer Tax Due	\$ 928.20	
4. If Everytian Claimed:		) )
<ol> <li>If Exemption Claimed:</li> <li>a. Transfer Tax Exemption per NRS 375.090, Sec</li> </ol>	lion	/ /
b. Explain Reason for Exemption:	HOII	/
b. Explain Neason for Exemption.	<del></del>	
5. Partial Interest: Percentage being transferred:	100 %	
The undersigned declares and acknowledges, under pe	enalty of periury, pur	suant to NRS 375.060
and NRS 375.110, that the information provided is corre	ect to the best of the	eir information and belief,
and can be supported by documentation if called upon t	o substantiate the i	oformation provided heroin
		monnation provided netelli.
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	claimed exemption tax due plus intere	, or other determination of st at 1% per month. Pursuant
	claimed exemption tax due plus intere	, or other determination of st at 1% per month. Pursuant
additional tax due, may result in a penalty of 10% of the to NRS 375.030, the Buyer and Seller shall be jointly ar	claimed exemption tax due plus intere d severally liable fo	, or other determination of st at 1% per month. Pursuant or any additional amount owed.
additional tax due, may result in a penalty of 10% of the to NRS 375.030, the Buyer and Seller shall be jointly ar Signature	claimed exemption tax due plus intere d severally liable to	, or other determination of st at 1% per month. Pursuant
additional tax due, may result in a penalty of 10% of the to NRS 375.030, the Buyer and Seller shall be jointly an Signature  Keith D. Hoehne Trustee	claimed exemption tax due plus intere d severally liable fo	, or other determination of st at 1% per month. Pursuant or any additional amount owed.
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