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|--------------------------------|---|
| 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 Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| | John W. Fitzgerald and Penny Fitzgerald |
| | 130 N Edwards Street |
| | Eureka, NV 89316 |

| | |
|--------------------------------------|----------------------------|
| EUREKA COUNTY, NV | 2022-248562 |
| RPTT:\$928.20 Rec:\$37.00 | |
| \$965.20 Pgs=2 | 07/22/2022 10:33 AM |
| 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;
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: 7/13/22

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
Keith D. Hoehne, Trustee

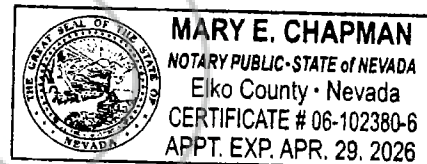
By: Lisa L. Hoehne
Lisa L. Hoehne, Trustee

State of NEVADA)
County of ELKO) ss

This instrument was acknowledged before me on the 13th day of July, 2022
By: Keith D. Hoehne, Lisa L. Hoehne, as Trustees of THE KEITH, and LISA HOEHNE FAMILY TRUST

Signature: Mary E. Chapman
Notary Public

My Commission Expires: APRIL 29, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-067-01
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

\$ 238,000.00

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

()

c. Transfer Tax Value:

\$ 238,000.00

d. Real Property Transfer Tax Due

\$ 928.20

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 Keith D. Hoehne

Capacity

Grantor

Keith D. Hoehne, Trustee

Signature

Capacity

Grantee

John W. Fitzgerald

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Keith D. Hoehne, Lisa L. Hoehne, as
Trustees of THE KEITH, and LISA
HOEHNE FAMILY TRUST

Address: 1834 Deerfield Way

City: Elko

State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John W. Fitzgerald and Penny
Fitzgerald

Address: 43750 Tiber St

City: Hemet

State: CA Zip: 92544

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

Print Name: Stewart Title Company

Escrow # 1745883 PA

Address: 810 Idaho St

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature _____

Keith D. Hoehne, Trustee

Capacity _____

Grantor

Signature _____

John W. Fitzgerald

Capacity _____

Grantee

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