

A.P.N. No.:	001-230-06
R.P.T.T.	\$ 780.00
File No.:	1803846
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Larry McMaster, Trustee of the Larry McMaster Revocable Living Trust, dated July 14, 2009	
140 Mt. Hope Street	
Eureka NV 89316	

EUREKA COUNTY, NV	2022-248749
RPTT:\$780.00 Rec:\$37.00	09/12/2022 01:26 PM
\$817.00 Pgs=3	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kyle Anderson and Brandi Anderson, husband and wife

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

Larry McMaster, Trustee of the Larry McMaster Revocable Living Trust, dated July 14, 2009,

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

Lot 6, Eureka Canyon Subdivision Phase 1 Stage 1, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, on July 2, 2012, as File Number 220732.

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: September 9, 2022

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

Kyle Anderson

Brandi Anderson

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Kyle Anderson

Signature: _____
Notary Public

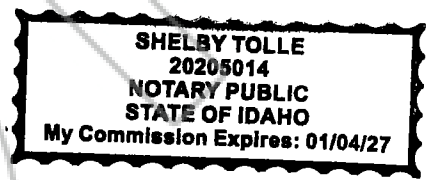
My Commission Expires: _____

State of IDAHO)
County of Twin Falls) ss

This instrument was acknowledged before me on the 9th day of September, 2022
By: Brandi Anderson

Signature: Shelby Tolle
Notary Public

My Commission Expires: 01/04/2027



Kyle Anderson

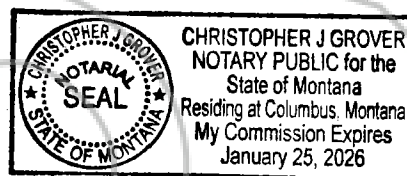
Brandi Anderson

State of MT)
County of Stillwater) ss

This instrument was acknowledged before me on the 9 day of September, 2022
By: Kyle Anderson

Signature: [Signature]
Notary Public

My Commission Expires: 1-25-2026



State of IDAHO)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Brandi Anderson

Signature: _____
Notary Public

My Commission Expires: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-230-06
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

\$ 200,000.00

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

()

c. Transfer Tax Value:

\$ 200,000.00

d. Real Property Transfer Tax Due

\$ 780.00

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.

DocuSigned by:
Signature Kyle Anderson
3F4137123ADF452...

Capacity Grantor

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Kyle Anderson and Brandi Anderson

Address: 1388 Park Meadows Dr.

City: Twin Falls

State: ID Zip: 83301

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Larry McMaster, Trustee of the
Larry McMaster Revocable Living
Trust, dated July 14, 2009

Address: 140 Mt. Hope Street

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow # 1803846

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
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g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
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3. a. Total Value/Sales Price of Property \$ 200,000.00
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c. Transfer Tax Value: \$ 200,000.00
d. Real Property Transfer Tax Due \$ 780.00

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Signature _____ Capacity _____ Grantor _____

Signature Larry McMaster Capacity _____ Grantee _____

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