

A.P.N. No.:	002-011-02
R.P.T.T.	\$ 21.45
File No.:	1762158
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Joseph Farrell	
4 Francis Drive	
Essex Junction, VT 05452	

EUREKA COUNTY, NV	2022-248777
RPTT:\$21.45 Rec:\$37.00	
\$58.45 Pgs=2	09/22/2022 02:28 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Eastern Nevada Real Property, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joseph Farrell, a single man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 1 in Block 28, CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 as per map recorded in the office of the County Recorder of Eureka County, Nevada, File no. 34081.

EXCEPTING THEREFROM , all petroleum, oil, natural gas and products derived therefrom within or underlying said land or that may be produced therefrom, and all right thereto as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds at Page 168, 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: 9/21/22

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

Eastern Nevada Real Property, LLC

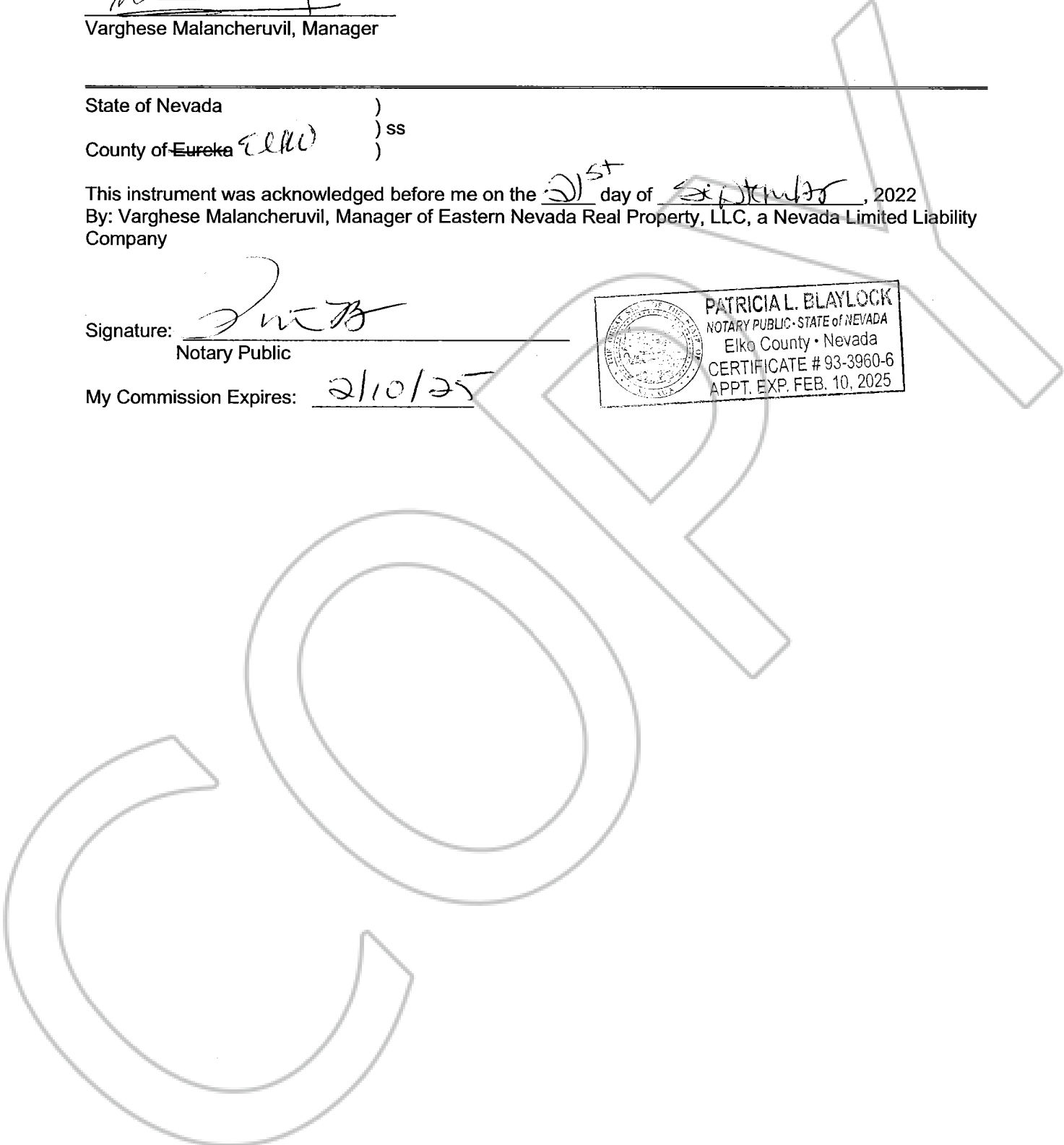
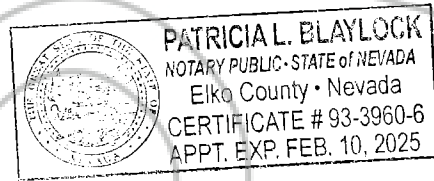
[Signature]
Varghese Malancheruvil, Manager

State of Nevada)
County of ~~Eureka~~ Elko) ss

This instrument was acknowledged before me on the 21st day of September, 2022
By: Varghese Malancheruvil, Manager of Eastern Nevada Real Property, LLC, a Nevada Limited Liability Company

Signature: [Signature]
Notary Public

My Commission Expires: 2/10/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-011-02
 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 \$ 5,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 5,500.00
 d. Real Property Transfer Tax Due \$ 21.45

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 *Joseph Farrell* Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Eastern Nevada Real Property, LLC, a Nevada Limited Liability Company
 Address: 1035 C. Street
 City: Elko
 State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Joseph Farrell
 Address: 4 Francis Drive
 City: Essex Junction
 State: VT Zip: 05452

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1762158
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED