

APN#: 003-442-01  
Escrow No. 22-429971

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Jason Sheets and Terri Sheets  
764 Mendilola Road  
Nyssa, OR 97913

EUREKA COUNTY, NV  
RPTT:\$468.00 Rec:\$37.00  
\$505.00 Pgs=3  
WFG NATIONAL TITLE COMPANY OF NEVADA  
KATHERINE J. BOWLING, CLERK RECORDER

**2022-248807**

**10/06/2022 04:57 PM**

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

R.P.T.T. **\$468.00**

THIS INDENTURE WITNESSETH: That

**Michelle Alm, a married woman, as her sole and separate property, who acquired title as Michelle Page Alm**

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

**Jason Sheets, an unmarried man and Terri Sheets, widow, as joint tenants,**

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

#### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- SUBJECT TO:
1. Taxes for the fiscal year 2022-2023.
  2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 5<sup>th</sup> day of October, 2022.

Michelle Alm  
Michelle Alm

<sup>Colorado 405</sup>  
STATE OF ~~NEVADA~~

COUNTY OF El Paso

This instrument was acknowledged before me this 5<sup>th</sup> day of October, 2022 by Michelle Alm.

Esmeralda Hernandez  
Notary Public for Nevada <sup>Colorado 405</sup>  
My Commission Expires: 02/11/2024

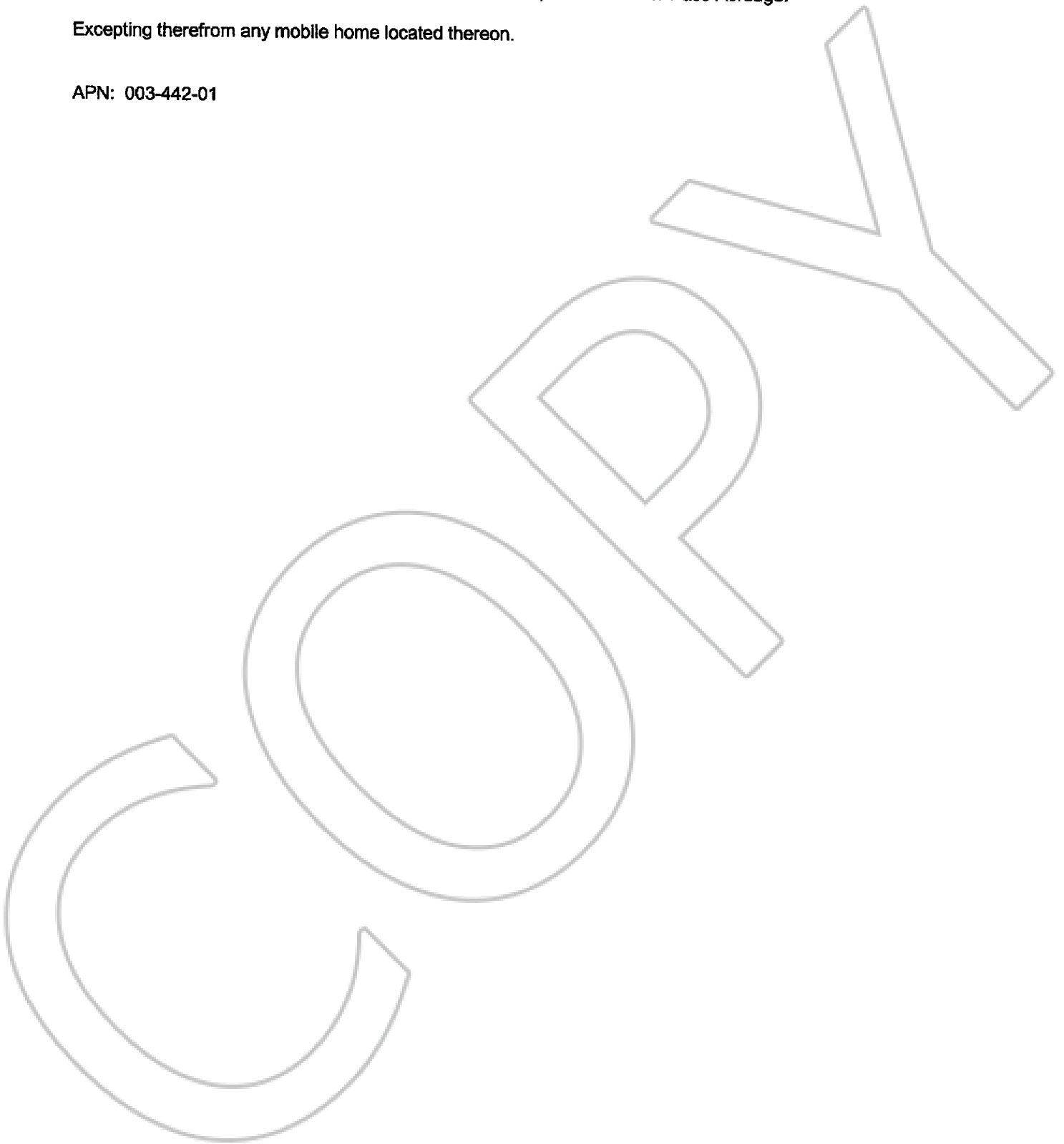
ESMERALDA HERNANDEZ ALMARAZ  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204005919  
MY COMMISSION EXPIRES 02/11/2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Section 13, Township 31 North, Range 49 East, Parcel 44, Unit 1 Pioneer Pass Acreage.

Excepting therefrom any mobile home located thereon.

APN: 003-442-01



**STATE OF NEVADA  
DECLARATION OF VALUE**
**1. Assessors Parcel Number(s)**
a) **003-442-01**

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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

☐ Other \_\_\_\_\_
**3. Total Value/Sales Price of Property:**
**\$140,000.00**

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value:

**\$120,000.00**

Real Property Transfer Tax Due:

**\$468.00.00**
**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 \_\_\_\_\_

Capacity **Grantor**

Signature \_\_\_\_\_

Capacity **Grantee**
**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**
Print Name: **Michelle Alm**Print Name: **Jason Sheets and Terri Sheets**Address: **P.O. Box 4525**Address: **764 Mendiloo Rd**City: **Eagle**City: **NYSSA**State: **Co** Zip: **81631**State: **Or** Zip: **97113**
**COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer**
Print Name: **WFG National Title Insurance Company**Escrow #: **22-429971**Address: **905 Railroad Street Suite 204**City: **Elko**State: **NV**Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED