

<b>A.P.N. No.:</b>	004-410-05
<b>R.P.T.T.</b>	\$ 955.50
<b>File No.:</b>	1800765
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Randall Scott Shepherd	
PO BOX 800	
Lompoc, CA 93436	

EUREKA COUNTY, NV	<b>2022-248812</b>
RPTT:\$955.50 Rec:\$37.00	
\$992.50 Pgs=2	10/11/2022 01:09 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Eduardo Miro, a single man, and Humberto Fernandez, a single man, as joint tenants**

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

**Randall Scott Shepherd, an unmarried man,**

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

Parcel 2 as shown on that certain Parcel Map for James M. and Helen M. Kline filed in the office of the County Recorder of Eureka County, State of Nevada, on September 21, 1998, as File Number 170683, being a portion of Section 14, Township 32 North Range 50 East, M.D.B.&M..


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: 9/21/2022

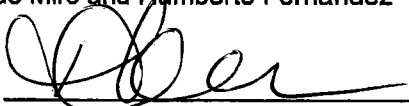
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

  
\_\_\_\_\_  
Eduardo Miro

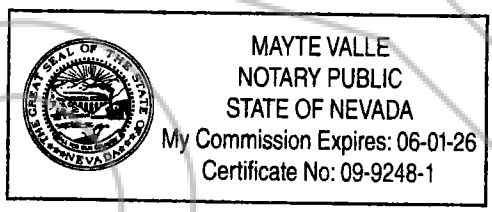
  
\_\_\_\_\_  
Humberto Fernandez

State of Nevada )  
County of Clark ) ss

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2022  
By: Eduardo Miro and Humberto Fernandez

Signature:   
\_\_\_\_\_  
Notary Public

My Commission Expires: 06-01-26



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 004-410-05  
 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                      \$ 245,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 245,000.00  
 d. Real Property Transfer Tax Due                              \$ 955.50

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 \_\_\_\_\_ Capacity Grantor  
 Signature [Signature] Capacity Grantee - Eduardo Miro

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Eduardo Miro and Humberto Fernandez  
 Address: 3982 Sorrento Way  
 City: Las Vegas  
 State: NV Zip: 89121

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Randall Scott Shepherd  
 Address: PO BOX 800  
 City: Lompoc  
 State: CA Zip: 93436

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1800765  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED