		1		
A.P.N. No.:	004-410-05			
R.P.T.T.	\$ 955.50			
File No.:	1800765	EUREKA COUNTY, NV 2022-248812		
Recording Requested By:		RPTT:\$955.50 Rec:\$37.00		
	Stewart Title Company	\$992.50 Pgs=2 <b>10/11/2022 01:09 PM</b> STEWART TITLE ELKO KATHERINE J. BOWLING, CLERK RECORDER		
Mail Tax Statements To: Same as below		\ \		
When Recorded Mail To:		\ \		
Randall Scot	t Shepherd	~		
PO BOX 800				
Lompoc, CA	93436			

## 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:

- 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.

	2/2	1/2012	W.,
Dated:	4/10/	1/2022	7

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

Foundo Miro	Humberto Fernandez
State of Nevada )	
County of Clark )ss	\cd
This instrument was acknowledged before By: Eduardo Miro and Humberto Fernan	re me on the <u>31 st</u> day of <u>Semptember</u> , 2022 dez
Signature: Notary Public	MAYTE VALLE NOTARY PUBLIC
My Commission Expires: 06-01	STATE OF NEVADA My Commission Expires: 06-01-26 Certificate No: 09-9248-1

# STATE OF NEVADA DECLARATION OF VALUE FORM

b)	Assessor Parcel Number(s)				$\wedge$
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 Date of Recording: □ Other  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d	a) <u>004-410-05</u>				( )
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	, <u> </u>	<del></del>			\ \
2. Type of Property:     a. □ Vacant Land    b. ⋈ Single Fam. Res.     c. □ Condo/Twnhse    d. □ 2-4 Plex		<del></del>			\ \
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  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due    FOR RECORDERS OPTIONAL USE ONLY					\ \
c. Condo/Twnhse d. 2-4 Plex e. Apt. Bldg. f. Comm'l/Ind'l g. Agricultural h. Mobile Home Other  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. 2-4 Plex BookPage: Date of Recording: Notes:  245,000.00  (		⊠ Cinala Fam. Daa	EOD BECO	DDEDS ODTI	ONAL LISE ONLY
e. Apt. Bldg. f. Comm'l/Ind'I g. Agricultural h. Mobile Home Other  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due  5 245,000.00 955.50		•			1 1
g.  Agricultural h.  Mobile Home  Notes:  Other  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					-
Other  3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due  \$ 245,000.00  955.50				ording	
3. a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: d. Real Property Transfer Tax Due  \$ 245,000.00  245,000.00  \$ 955.50	•	⊔ Mobile Home	notes:		
b. Deed in Lieu of Foreclosure Only (value of property)  c. Transfer Tax Value:  d. Real Property Transfer Tax Due  \$ 245,000.00  955.50	☐ Other				_ \
b. Deed in Lieu of Foreclosure Only (value of property)  c. Transfer Tax Value:  d. Real Property Transfer Tax Due  \$ 245,000.00  955.50	2 - Tetal Value/Salas Brice of	Dranatti	¢ 245 000 00		
c. Transfer Tax Value: \$ 245,000.00 d. Real Property Transfer Tax Due \$ 955.50				1	
d. Real Property Transfer Tax Due \$ 955.50		e Only (value of property)			
		x Due			
	a. real reporty manerer re		¥ <u></u>	1	
4. If Exemption Claimed:	4. If Exemption Claimed:		i.	) )	
a. Transfer Tax Exemption per NRS 375.090, Section	a. Transfer Tax Exemptio	n per NRS 375.090, Sect	tion	<u>/</u> /	
b. Explain Reason for Exemption:	b. Explain Reason for Exc	emption:			
5. Partial Interest: Percentage being transferred: 100 %	5. Partial Interest: Percentag	e 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.					
	7	\	\ '		
Signature Capacity Grantor	Signature	1	Capacity	Grantor	
		• -	\ \	_	
Signature DA Capacity Grantee EDCOW together	Signature 2-70		Capacity	Grantee-	EDUOW to. 0
oupasity sums sums sums sums sums sums sums sum	olgrididi 5 /		_ Gapaony		
			/ /		
SELLER (GRANTOR) INFORMATION  BUYER (GRANTEE) INFORMATION	SELLER (GRANTOR) INFOR	MATION			<u>RMATION</u>
(REQUIRED) (REQUIRED)		\ /			
Print Name: Eduardo Miro and Humberto Fernandez  Print Name: Randall Scott Shepherd		d Liumborio Lorgondor	Print Name: I	Randali Scott S	`honhord
		Humberto Fernandez			snepneru
	Address: 3982 Sorrento Way	numberto Fernandez	Address: PC	BOX 800	snepheru
State: NV ZIP: 89121 State: CA ZIP: 93436	Address: 3982 Sorrento Way City: Las Vegas		Address: PC	BOX 800	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	Address: 3982 Sorrento Way		Address: PC	BOX 800	ip: <u>93436</u>
	Address: 3982 Sorrento Way City: Las Vegas State: NV Zip:	89121	Address: PC City: Lompo State: CA	D BOX 800	ip: <u>93436</u>
Address: 810 Idaho St	Address: 3982 Sorrento Way City: Las Vegas State: NV Zip:  COMPANY/PERSON REQUE	89121 STING RECORDING (re	Address: PC City: Lompo State: CA quired if not se	BOX 800  Z  Eller or buyer)	ip: <u>93436</u>
City: Elko State: NV Zip: 89801	Address: 3982 Sorrento Way City: Las Vegas State: NV Zip:  COMPANY/PERSON REQUE Print Name: Stewart Title Company Stewart Title Comp	89121 STING RECORDING (re	Address: PC City: Lompo State: CA quired if not se	BOX 800  Z  Eller or buyer)	ip: <u>93436</u>

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED