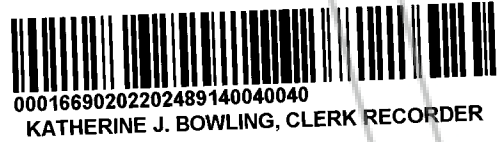


APN: 002-053-13

EUREKA COUNTY, NV  
LAND-WAD  
RPTT:\$33.15 Rec:\$37.00 11/22/2022 10:53 AM  
Total:\$70.15 Pgs=4  
GERBER LAW OFFICE, LLP

Mail Tax Statements to:  
Stephen Edward Burns  
400 South Arlington Avenue #11  
Reno, Nevada 89501

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801



**SPECIAL WARRANTY DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, TIMOTHY A. EARLES and BERNARDINE LENARD, also known as BERNADINE LENARD, as husband and wife as joint tenants, herein referred to as Grantors, do hereby grant, bargain and sell to STEPHEN EDWARD BURNS, an unmarried man as his sole and separate property, herein referred to as Grantee, the property and premises located in Crescent Valley, County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTORS AND THEIR HEIRS, executors, and administrators, will and shall warrant and defend the property conveyed and the appurtenances thereunto appertaining unto Grantee, and his successors, and assigns, against the lawful claims of any and all person and persons whomsoever.

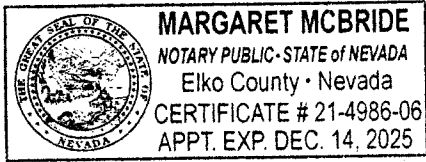
IN WITNESS WHEREOF, the Grantors have signed this deed this 11 day of October, 2022.

Timothy A Earles  
TIMOTHY A. EARLES

Bernadine Lenard  
BERNARDINE LENARD, also known as  
BERNADINE LENARD

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF ELKO        )

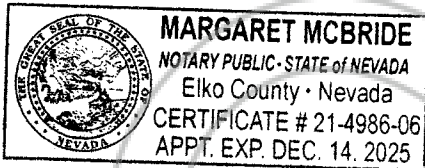
On October 11<sup>th</sup>, 2022, personally appeared before me, a Notary Public, TIMOTHY A. EARLES who acknowledged that he executed the above instrument.




  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF ELKO        )

On October 11<sup>th</sup>, 2022, personally appeared before me, a Notary Public, BERNARDINE LENARD, also known as BERNADINE LENARD, who acknowledged that she executed the above instrument.



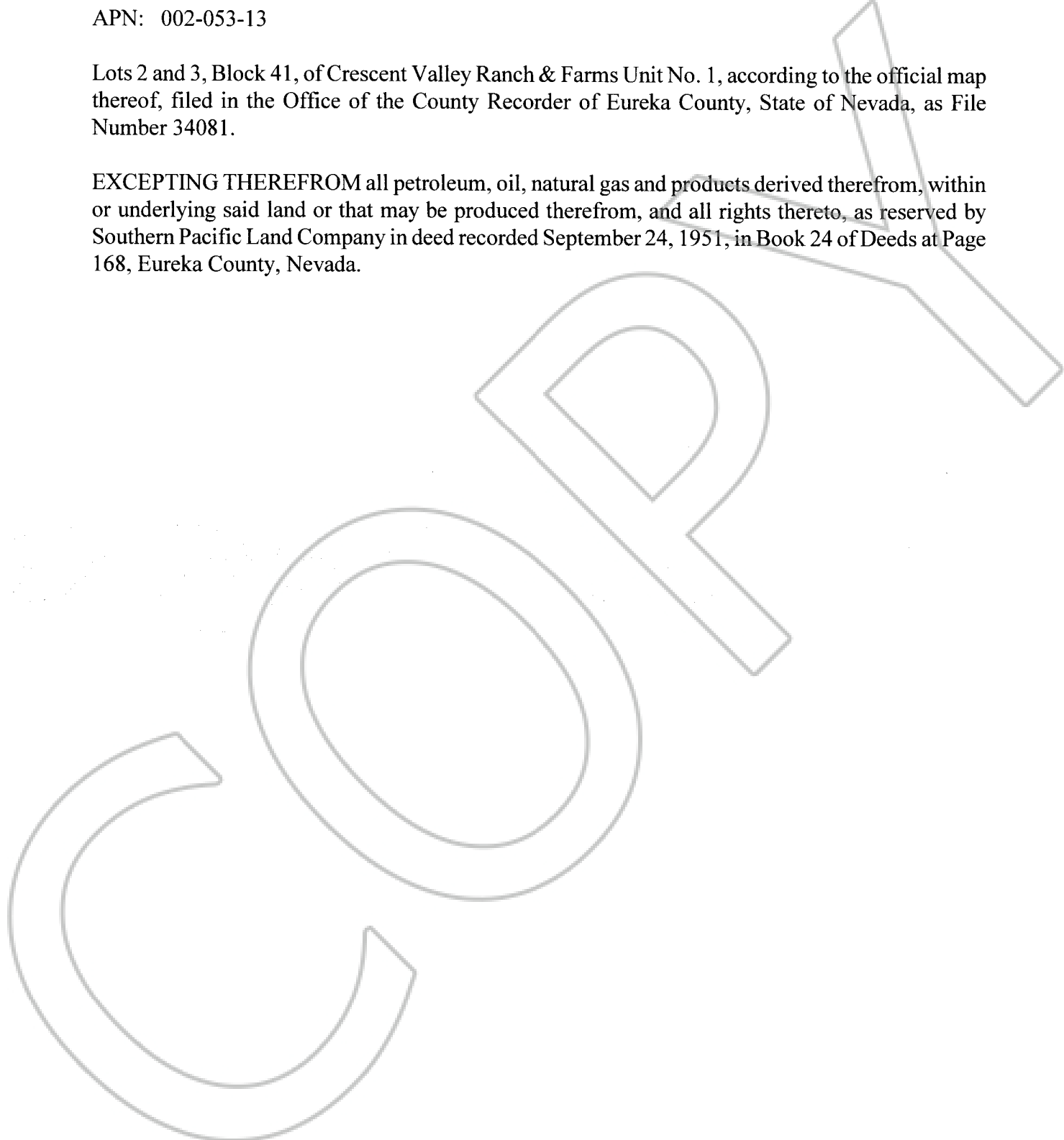
  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

APN: 002-053-13

Lots 2 and 3, Block 41, of Crescent Valley Ranch & Farms Unit No. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 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 rights thereto, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-053-13  
 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 8,250.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 8,250.00  
 Real Property Transfer Tax Due \$ 33.15

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explanation 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 Attorney  
Zachary A. Gerber, Esq.

Signature \_\_\_\_\_  
**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Timothy A. Earles and Bernardine Lenard  
 Address: P.O. Box 2323  
 City: Elko  
 State: Nevada Zip: 89803

Capacity \_\_\_\_\_  
**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Stephen Edward Burns  
 Address: 400 South Arlington Avenue #11  
 City: Reno  
 State: Nevada Zip: 89501

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
 Address: 491 4<sup>th</sup> Street  
 City: Elko State: Nevada Zip: 89801