

<b>A.P.N. No.:</b>	001-230-21	<b>EUREKA COUNTY, NV</b> RPTT:\$819.00 Rec:\$37.00 \$856.00 Pgs=2 <b>2022-248915</b> 11/22/2022 02:05 PM STEWART TITLE ELKO KATHERINE J. BOWLING, CLERK RECORDER
<b>R.P.T.T.</b>	\$ 819.00	
<b>File No.:</b>	1867180	
<b>Recording Requested By:</b>		
Stewart Title Company		
<b>Mail Tax Statements To:</b> Same as below		
<b>When Recorded Mail To:</b>		
Mason J. Chopp and Julia D. Klapper		
P.O. Box 513		
Eureka, NV 89316		

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**James Michael Worley and Sandra K. Worley, husband and wife**

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

**Mason J. Chopp, an unmarried man, and Julia D. Klapper, an unmarried woman, as joint tenants**

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

Lot 21, Eureka Canyon Subdivision Phase 1 Stage 1, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, on July 2, 2012, as File Number 220732

**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: 11/17/2022

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

James Michael Worley  
James Michael Worley

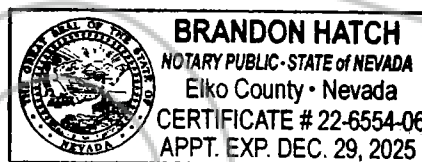
Sandra K. Worley  
Sandra K. Worley

State of Nevada )  
County of Elko ) ss

This instrument was acknowledged before me on the 17 day of November, 2022  
By: James Michael Worley and Sandra K. Worley

Signature: Brandon Hatch  
Notary Public

My Commission Expires: \_\_\_\_\_



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 001-230-21  
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                      \$ 210,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      (                      )  
c. Transfer Tax Value:                      \$ 210,000.00  
d. Real Property Transfer Tax Due                      \$ 819.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_  
\_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 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 *James Michael Worley* Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
                    James Michael Worley  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_  
                    Mason J. Chopp

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: James Michael Worley and Sandra K. Worley  
Address: 414 Broken Hill Rd  
City: Winnemucca  
State: NV Zip: 89445

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Mason J. Chopp and Julia D. Klapper  
Address: P.O. Box 513  
City: Eureka  
State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title Company Escrow # 1867180  
Address: 810 Idaho St  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED