

A.P.N. No.:	001-053-07
R.P.T.T.	\$ 321.75
File No.:	1860497
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Dwayne S. Reynolds	
PO Box 405	
Eureka, NV 89316	

EUREKA COUNTY, NV	2022-249126
RPTT:\$321.75 Rec:\$37.00	
\$358.75 Pgs=3	12/15/2022 03:29 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Elizabeth Moreau, a married woman

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

Dwayne S. Reynolds, an unmarried man

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;
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: 12/10/2022

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

Elizabeth Moreau
Elizabeth Moreau

State of Missouri)
County of Cedar) ss

This instrument was acknowledged before me on the 10th day of December, 2022
By: Elizabeth Moreau

Signature: Donna R Pelfrey
Notary Public

My Commission Expires: 04/19/2024

DONNA R PELFREY
Notary Public – Notary Seal
STATE OF MISSOURI
Cedar County
My Commission Expires Apr. 19, 2024
Commission #12327447

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 5, 6, 7, 8 and 9 of Block 79, of the Town of Eureka, Nevada according to the official map thereof, filed in the office of the County Recorder, Eureka County, State of Nevada.

PARCEL 2:

All that certain real property situate within a portion of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., further described as the West Half of Nob Hill Ave. adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Dept. of the Interior, recorded in 1937, more particularly as follows:

Beginning at the Northeast corner of Said Lot 9, Block 79;

THENCE North 80°51'00" East, a distance of 22.1 feet to a point;

THENCE South 08°57'31" East, a distance of 135.12 feet to a point;

THENCE South 84°50'00" West, a distance of 22.60 feet being the Southeast corner of Lot 5, Block 79;

THENCE North 08°46'00" West, a distance of 133.55 feet along the easterly lot line of said Block 79 to the true point of beginning.

EXCEPTING FROM parcels 1 and 2 all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-053-07
 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 \$ 82,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 82,500.00
 d. Real Property Transfer Tax Due \$ 321.75

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 _____
<u>Elizabeth Moreau</u>		
Signature _____	Capacity _____	Grantee _____
<u>Dwayne S. Reynolds</u>		

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Elizabeth Moreau
 Address: 7755 E 1570 Road
 City: Stockton
 State: MO Zip: 65785

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Dwayne S. Reynolds
 Address: PO Box 405
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1860497
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED