

<b>A.P.N. No.:</b>	001-053-07
<b>R.P.T.T.</b>	\$ 321.75
<b>File No.:</b>	1860497
<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>	
Dwayne S. Reynolds	
PO Box 405	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2022-249126</b>
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 10<sup>th</sup> 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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