

EUREKA COUNTY, NV  
RPTT:\$273.00 Rec:\$37.00  
\$310.00 Pgs=2 2022-249156  
12/23/2022 10:31 AM  
STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

<b>A.P.N. No.:</b>	001-076-04, 001-076-05
<b>R.P.T.T.</b>	\$ 273.00
<b>File No.:</b>	1844350
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Joshua Baker and Allison Baker	
11900 E Plateau Dr.	
Cornville, AZ 86325	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Charlotte A. Nicolet, aka Nicolet-Smith aka Charlotte Ann Nicolet aka Charlotte Nicolet, an unmarried woman**

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

**Joshua Baker and Allison Baker, husband and wife, as joint tenants,**

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

Lots 5, 6, 7 and 8, Block 3 of TOWNSITE OF EUREKA, as shown by map thereof recorded November 19, 1937, filed in the office of the County Recorder, Eureka County, Nevada.

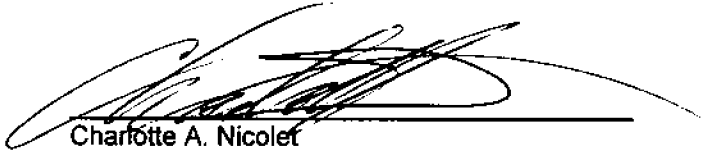
SUBJECT TO:

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.

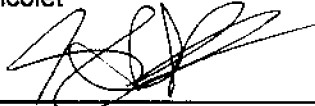
Dated: Dec 5, 2022

SIGNATURES AND NOTARY ON PAGE 2

  
Charlotte A. Nicolet

State of Alaska )  
County of KB ) ss

This instrument was acknowledged before me on the 5th day of December, 2022  
By: Charlotte A. Nicolet

Signature:   
Notary Public

My Commission Expires: 3/21/2026

SAVANNAH BAGNASCO  
Notary Public  
State of Alaska  
My Commission Expires Mar 21, 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-076-04  
 b) 001-076-05  
 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'/'Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other Single Fam with Minor Improvements

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 70,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 70,000.00  
 d. Real Property Transfer Tax Due                                \$ 273.00

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
Charlotte A. Nicolet  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_  
Joshua Baker and Allison Baker

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Charlotte A. Nicolet  
 Address: P.O. Box 930  
 City: Kasilof  
 State: AK                                      Zip: 99610

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Joshua Baker and Allison Baker  
 Address: 11900 E Plateau Dr.  
 City: Cornville  
 State: AZ                                      Zip: 86325

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1844350  
 Address: 1539 Avenue F  
 City: Ely    State: NV                                      Zip: 89301

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED