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

EUREKA COUNTY, NV
RPTT:\$273.00 Rec:\$37.00
\$310.00 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

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.

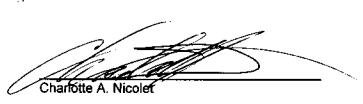
SUBJECT TO:

- 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:

SIGNATURES AND NOTARY ON PAGE 2



State of #10510)	
County of PDP) ss	\ \
This instrument was acknowledged before me on the the day of December By: Charlotte A. Nicolet	, 2022
Signature: Notary Public	
My Commission Expires: 3/21/20210 SAVANNAH BAGNASCO Netary Public State of Alaska My Commission Expires Mar 21, 20	126

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s) a) 001-076-04	
b) <u>001-076-05</u>	
c)	\ \
d)	
2. Type of Property:	Res. FOR RECORDERS OPTIONAL USE ONLY
a.□ Vacant Land b.⊠ Single Fam. R	
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex	BookPage:
e.□ Apt. Bidg. f. □ Comm'l/ind'l	Date of Recording:
g.□ Agricultural h.□ Mobile Home	Notes:
3. a. Total Value/Sales Price of Property	\$ 70,000.00
 b. Deed in Lieu of Foreclosure Only (value of p 	property) ()
c. Transfer Tax Value:	\$ 70,000.00
d. Real Property Transfer Tax Due	\$ <u>273.00</u>
·	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.0	90, Section
b. Explain Reason for Exemption:	
5 Badislatana Banahara baina tanaka	7.400
5. Partial Interest: Percentage being transferr	
and NPS 275 110, that the information provides	under penalty of perjury, pursuant to NRS 375.060 is correct to the best of their information and belief,
	d upon to substantiate the information provided herein.
	e of any claimed exemption, or other determination of
	% of the tax due plus interest at 1% per month. Pursuant
	ointly and severally liable for any additional amount owed.
Signature	Capacity Grantor
Chartotte A Nicolet	dapasity
	Cuantas
Signature	Capacity Grantee
Joshua Baker and Allison Baker))
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Charlotte A. Nicolet	Print Name: Joshua Baker and Allison Baker
Address: P.O. Box 930	Address: 11900 E Plateau Dr.
City: Kasilof	City: Cornville
State: AK Zip: 99610	State: AZ Zip: 86325
COMPANY/PERSON REQUESTING RECORD	ING (required if not seller or buver)
Print Name: Stewart Title Company	Escrow # 1844350
Address: 1539 Avenue F	
City: Ely	State: NV Zip: 89301

STATE OF NEVADA DECLARATION OF VALUE FORM

	Assessor Parcel Number	er(s)				
	a) <u>001-076-04</u>					
	b) <u>001-076-05</u>					\ \
	c)					\ \
	d) Type of Property:					\ \
	a.□ Vacant Land	b.⊠ Single Fam. Res.	FOR	RECORDE	RS OPTIONA	L USE ONLY
	c.□ Condo/Twnhse	d. □ 2-4 Plex			Pag	
	e.□ Apt. Bidg.	f. Comm'i/Ind'l			g:	
	g. ☐ Agricultural	h.□ Mobile Home	Note		g	7
		m with Minor	11010			
	Improvem				-	"
			and the same of th	The state of the s	h.	
	i. Total Value/Sales Pric		\$ 70,00	90.00		
		osure Only (value of property				
	. Transfer Tax Value;		\$ 70,00		\	
C	I. Real Property Transfe	r Tax Due	\$ 273.	00		
	If Exemption Claimed		1			,
٦,		ption per NRS 375.090, Se	ction	/	/	
	b. Explain Reason for		Agon —			
			$\overline{}$		/	
5.	Partial Interest: Percer	tage being transferred: 100) %			· · · · · · · · · · · · · · · · · · ·
The	undersigned declares a	and acknowledges, under p	enalty of	perjury, pursi	uant to NRS	375.060
and	NRS 375.110, that the	information provided is con	rect to the	best of their	information a	and belief.
and	can be supported by do	ocumentation if called upon	to substa	ntiate the inf	ormation prov	vided herein.
FUI	thermore, the parties ag	ree that disallowance of an	y claimed	exemption, o	or other deter	mination of
to N	IRS 375 030, the Buyer	ult in a penalty of 10% of th and Selier shall be jointly a	e tax que	pius interest Illy liable for	at 1% per mo	onto. Pursuant
	into or ologo, and bayo.	and Conci shan be jointly a	IIIU SOVOIB	my nedule for a	atiy additiona	ii airiourit owed.
Sign	nature		Capaci	n) G	rantor	
U.g.	Charlotte A. Niot	iet aa ()	Oaped	'y =	- anto	
Qia	nature		Capaci	۵. د		
oig	Joshua Baker an	d Alisan Jakk	Capaci	y <u>o</u>	rantee	
and the same of	ausilualDakei ali	in Alison pakel		/		
SEI	LER (GRANTOR) INFO	ORMATION	BÜYER	(GRANTEE	E) INFORMA	TION
1	(REQUIRED)			(REQUI		
Print Name: Charlotte A. Nicolet			Print Name: Joshua Baker and Allison Baker			
	dress: P.O. Box 930			s: 11900 E	Plateau Dr.	
	/: Kasilof	7. 00040		Cornville		
Sta	te: AK 2	Zip: <u>99610</u>	State:	<u>AZ</u>	Zip:	86325
<u></u>	MDANVIDEDQAN DEA	HESTING DECORDING (*)	america d 14			
Prin	it Name: Stewart Title	UESTING RECORDING (re	<u>equirea it</u> Escrow			
	ress: 1539 Avenue F		CSCIOM	# <u>104433</u>	·	
City		-/-/	State:	NV	7in:	89301
	. 		Julie.	144	Zip:	じきいし

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED