

APN#: 005-260-11
Escrow No. 22-430644

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Francis Madassery
2550 E. Irlo Bronson
Kissimmee, FL 34744

EUREKA COUNTY, NV
RPTT:\$85.80 Rec:\$37.00
\$122.80 Pgs=3
WFG NATIONAL TITLE COMPANY OF NEVADA
KATHERINE J. BOWLING, CLERK RECORDER

2023-249758

01/27/2023 03:06 PM

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$85.80**

THIS INDENTURE WITNESSETH: That

Eastern Nevada Real Property, a Limited Liability Company,

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

Francis Madassery, a married 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 2022-2023.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 25th day of January, 2023.

Eastern Nevada Real Property, a Limited Liability Company

Eastern Nevada Catholic Parish Corporation, as sole member

By: [Signature]
Rev. Varghese Malancheruvil

STATE OF NEVADA
COUNTY OF Elko

This instrument was acknowledged before me this 25th day of January, 2023 by , as , of Eastern Nevada Real Property, a Limited Liability Company.

[Signature]
Notary Public for Nevada
My Commission Expires: 2-1-23

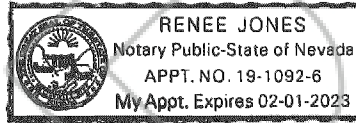


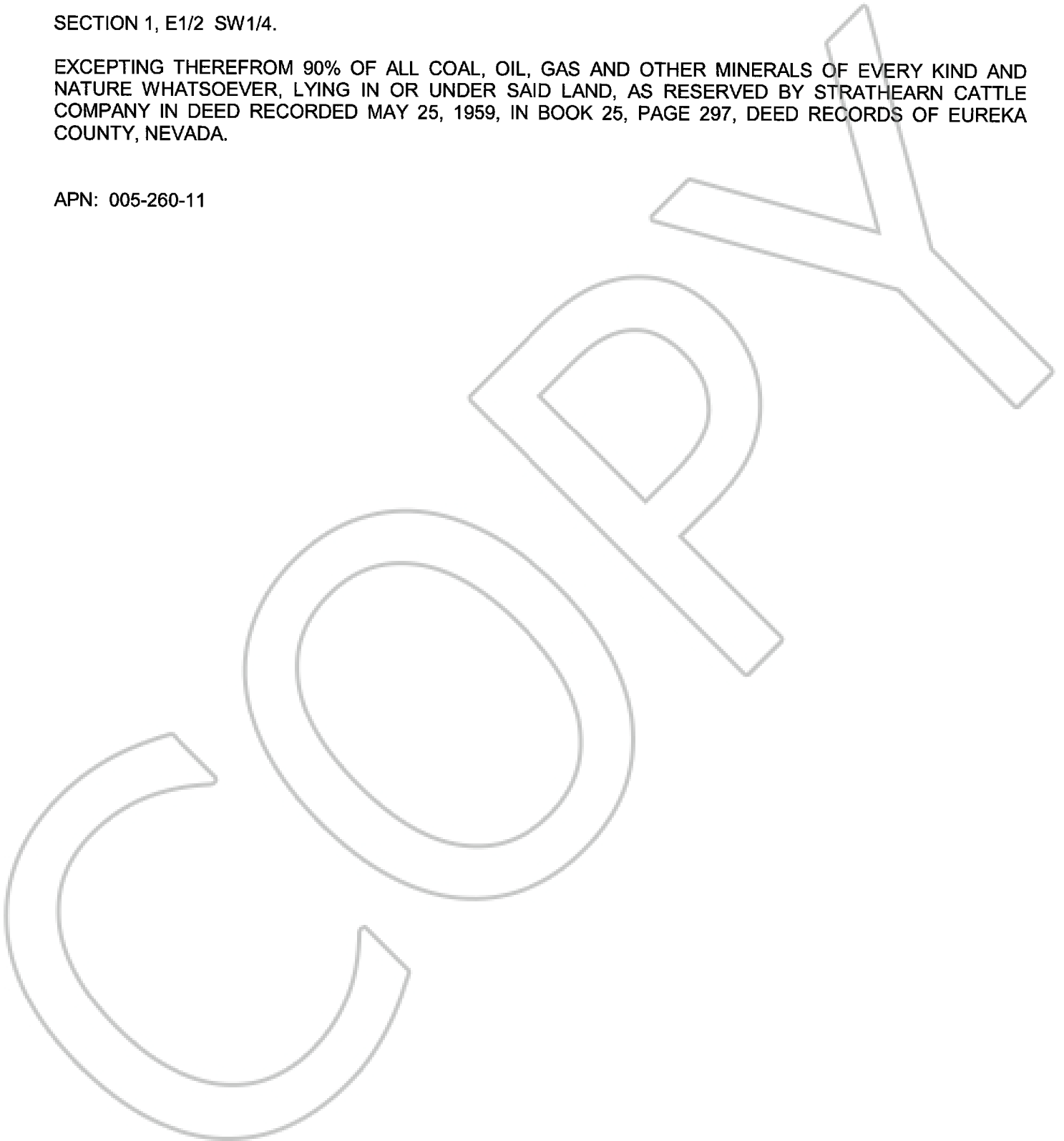
EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B. & M.

SECTION 1, E1/2 SW1/4.

EXCEPTING THEREFROM 90% OF ALL COAL, OIL, GAS AND OTHER MINERALS OF EVERY KIND AND NATURE WHATSOEVER, LYING IN OR UNDER SAID LAND, AS RESERVED BY STRATHEARN CATTLE COMPANY IN DEED RECORDED MAY 25, 1959, IN BOOK 25, PAGE 297, DEED RECORDS OF EUREKA COUNTY, NEVADA.

APN: 005-260-11



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **005-260-11**
- 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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

Other _____

3. Total Value/Sales Price of Property:

\$22,000.00

Deed in Lieu of Foreclosure Only (value of property) _____)

Transfer Tax Value:

\$22,000.00

Real Property Transfer Tax Due:

\$85.80

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 [Handwritten Signature]

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Eastern Nevada Real Property, a Limited Liability Company**

Print Name: **Francis Madassery**

Address: 1035 C Street

Address: 2550 E Irlo Bronson

City: Elko

City: Kissimmee

State: NV Zip: 89801

State: FL Zip: 34744

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **22-430644**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**