

A.P.N. No.:	007-370-08
R.P.T.T.	\$678.60
File No.:	1888325
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
David Groth and Sara Groth	
PO Box 662	
Eureka, NV 89316	

EUREKA COUNTY, NV	2023-249772
RPTT:\$678.60 Rec:\$37.00	
\$715.60 Pgs=3	02/08/2023 03:06 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

James D. Hopper, Jr. and Mary Michele Davis, husband and wife

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

David Groth and Sara Groth, husband and wife as joint tenants

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: Jan. 24, 2023

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

James D. Hopper, Jr.
James D. Hopper, Jr.

Mary Michele Davis
Mary Michele Davis

State of IDAHO)
County of ADAIR) ss

This instrument was acknowledged before me on the 26 day of JAN., 2023
By: James D. Hopper, Jr. and Mary Michele Davis

Signature: [Signature]
Notary Public
[Signature] 83634
My Commission Expires: March 31, 2023

MARIA G GONZALEZ-PEREZ
Notary Public - State of Idaho
Commission Number 57665
My Commission Expires Mar 31, 2023

EXHIBIT "A" LEGAL DESCRIPTION

Parcel C as shown on that certain Parcel Map for Norbert Walter and Eileen Walter filed in the office of the County Recorder of Eureka County, State of Nevada, on November 15, 1988, as File No. 124822, being a portion of Section 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided twenty-five percent (25%) in and to all minerals of every kind, nature and description, lying in and under said land, as conveyed to Ivan L. Smart, an unmarried man, in deed recorded May 2, 1994, in Book 268, Page 463, and correction thereof recorded May 5, 1994, in Book 269, Page 12, Official Records of Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-370-08
 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'/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 \$ 173,729.⁰⁰
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 173,729.⁰⁰
 d. Real Property Transfer Tax Due \$ 678.60

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 James D. Hopper, Jr. Capacity Grantor
 James D. Hopper, Jr.
 Signature _____ Capacity Grantee
 David Groth

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James D. Hopper, Jr. and Mary Michele Davis
 Address: 12508 CINNABAR WAY
 City: MURPHY
 State: IDAHO Zip: 83650

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Groth and Sara Groth
 Address: PO Box 662
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1888325
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED