

<b>A.P.N. No.:</b>	007-370-08
<b>R.P.T.T.</b>	\$1,170.00
<b>File No.:</b>	1888325
<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>	
Ryan Clugston and Jennifer Clugston	
HC 62 Box 62137	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2023-249773</b>
RPTT:\$1170.00 Rec:\$37.00	
\$1,207.00 Pgs=3	<b>02/08/2023 03:06 PM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**David Groth and Sara Groth, husband and wife**

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

**Ryan Clugston and Jennifer Clugston, 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 27, 2023

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



## 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'l/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                      \$ 300,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 300,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,170.00

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 *David Groth* Capacity Grantor  
 David Groth  
 Signature \_\_\_\_\_ Capacity Grantee  
 Ryan Clugston

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ryan Clugston and Jennifer Clugston  
 Address: HC 62 Box 62137  
 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