

APN#: 003-106-01
Escrow No. 23-105311

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**
Steven Hose and Melissa Hose
10224 Wentworth Circle
Minneapolis, MN 55420

EUREKA COUNTY, NV
RPTT:\$893.10 Rec:\$37.00
\$930.10 Pgs=4
WFG NATIONAL TITLE COMPANY OF NEVADA
KATHERINE J. BOWLING, CLERK RECORDER

2023-249809

02/17/2023 10:40 AM

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$893.10**

THIS INDENTURE WITNESSETH: That

Russell Chatman, an unmarried man,

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

Steven Hose and Melissa Hose, 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 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 10th day of February, 2023.

Russell Chatman
Russell Chatman

STATE OF NEVADA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of February, 2023 by Russell Chatman.

Notary Public for Nevada
My Commission Expires: _____

See Attached California Acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Alameda

On

Feb. 10th, 2023

before me,

Xiaozhen Yee, Notary Public

Date

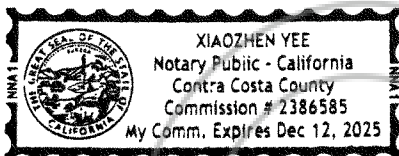
Here Insert Name and Title of the Officer

personally appeared

Russell Chatman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Xiaozhen Yee

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 18 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34552.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

APN: 003-106-01

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **003-106-01**

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:

\$229,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$229,000.00

Real Property Transfer Tax Due:

\$893.10

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

Russell Chatman

Capacity Grantor

Signature _____

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: **Russell Chatman**

Address: **1076 47th St**

City: **Emeryville**

State: **California**

Zip: **94608**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: **Steven Hose and Melissa Hose**

Address: **10224 Wentworth Circle**

City: **Minneapolis**

State: **Minnesota**

Zip: **55420**

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

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

Escrow #: **23-105311**

Address: **330 S Rampart Blvd, Suite 350**

City: **Las Vegas**

State: **NV**

Zip: **89145**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED