

APN: 002-019-17

Recording requested by;

Amy Ryan

2291 Lander Ave

Crescent Valley, NV. 89821

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$27.30 Rec:\$37.00
Total:\$64.30
AMY RYAN

2023-249976
03/13/2023 11:52 AM
Pgs=3



00017804202302499760030031
KATHERINE J. BOWLING, CLERK RECORDER

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO;

Bill and Laura Shivers

4078 Eureka Ave

Crescent Valley, NV. 89821

WARRANTY DEED

GRANTOR: Amy Ryan

Address: 2291 Lander Ave. Crescent Valley, NV. 89821

GRANTEE: Bill and Laura Shivers

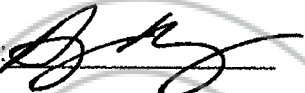
Address: 4078 Eureka Ave. Crescent Valley, NV. 89821

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real properties situated in **Eureka County, Nevada** and described as follows:

Assessor's Parcel Number (APN): 002-019-17

Legal Description: Lot 22 of Block 10 Crescent Valley Ranch & Farms Unit No. 1

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and that at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature:  Date: 2/24/23
Amy Ryan

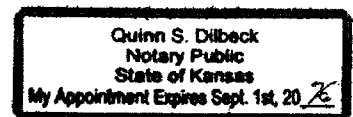
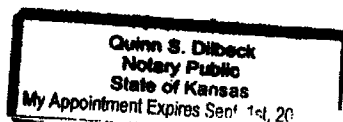
State of: Kansas County of: Reyno

This instrument was acknowledged before me by: Amy Ryan

Notary's Signature:  Date: 2/24/23

Commission Expiration:

09/01/2026



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-019-17
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 RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property \$ 7,000.⁰⁰
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 27.30

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 Amy Ryan Capacity buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Amy Ryan
Address: 2291 Lander Ave
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bill + Laura Shivers
Address: 4078 Eureka Ave
City: Crescent Valley
State: NV Zip: 89821

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED