

Affix R.P.T.T.S  
APN 007-400-08

EUREKA COUNTY, NV  
LAND-GBS  
Rec: \$37.00  
Total: \$37.00  
JAMES & GARNEY DAMELE

2023-250013  
04/03/2023 04:11 PM  
Pgs=3

Title Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_

**WHEN RECORDED MAIL TO:**

Name [ CJ & Melissa Damele ]  
Street Address [ HC 62, Box 640 ]  
City & State [ Eureka, Nevada 89316 ]

**MAIL TAX STATEMENTS TO:**



KATHERINE J. BOWLING, CLERK RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THIS INDENTURE is made and entered into this 3rd day of April, 2023, by James D. Damele and Garney Damele, husband and wife ("Grantors")

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to  
CJ Sestanovich and Melissa Sestanovich, husband and wife ("Grantees")

that property in Eureka County, Nevada,  
described as: That the said Grantor, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns and the heirs, executors, administrators, successors, and assign of the survivor forever, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.  
Dated April 3, 2023

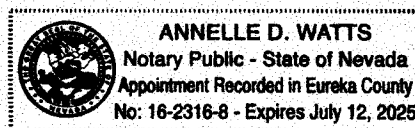
STATE OF NEVADA  
COUNTY OF Eureka

[Signature]  
James D Damele  
[Signature]  
Garney Damele

On April 3, 2023 before me,  
the undersigned, a Notary Public in and for said State,  
personally appeared James D Damele and Garney Damele

personally known to me (or 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.

WITNESS my hand and official seal.  
Signature [Signature]  
Name Annelle D Watts  
ORTC-410 4/2003 (typed or printed)



(This area for official notarial seal)

**EXHIBIT "A"**

**JAMES D & GARNEY DAMELE – CJ & MELISSA SESTANOVICH  
GRANT, BARGAIN AND SALE DEED**

SUBJECT TO all covenants, conditions, r, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

TOGETHER WITH All and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns and the heirs, executors, administrators, successors, and assigns of the survivor forever.

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:

Parcel No. 4 as shown on Parcel Map for SHADY MEADOWS, INC., filed in the office of the County Recorder of Eureka County on November 22, 1983, as File No. 91012, located in a portion of Section 18, Township 21 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all oil, gas, potassium, as reserved by UNITED STATES OF AMERICA, in Patent recorded May 18, 1965, in Book 7, Page 324, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and potash, as reserved by UNITED STATES OF AMERICA, IN Patent recorded July 22, 1966, in Book 11, Page 188, Official Records, Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-400-08  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: transfer of property from parents to child  
 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 [Signature] Capacity owner  
 Signature [Signature] Capacity owner

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: James D + Garnay Damele  
 Address: PO Box 784  
 City: Eureka  
 State: nev Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: CJ and melissa Sestanovich  
 Address: HC 62 Box 62640  
 City: Eureka  
 State: nev Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_