

Att: R.P.T.T.S

APN 007-400-08

Title Order No. _____

Escrow No. _____

WHEN RECORDED MAIL TO:

Name

CJ & Melissa Damele

Street

HC 62, Box 640

Address

Eureka, Nevada 89316

City &

State

MAIL TAX STATEMENTS TO:

EUREKA COUNTY, NV

LAND-GBS

Rec:\$37.00

Total:\$37.00

JAMES & GARNEY DAMELE

2023-250013

04/03/2023 04:11 PM

Pgs=3



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E05

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

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

James D Damele

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

Name

ORTC-410 4/2003

(typed or printed)



ANNETTE D. WATTS

Notary Public - State of Nevada

Appointment Recorded in Eureka County

No: 16-2316-8 - Expires July 12, 2025

(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: _____ Capacity: owner

Signature: _____ Capacity: owner

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James D & Garnay Dammale

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: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED