

APN: 002-052-27 & 002-052-20

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$37.05 Rec:\$37.00
Total:\$74.05
RANDALL & DIANA BRADLEY

2023-250103
05/11/2023 02:35 PM
Pgs=3

Recording requested by;

Amy Ryan

2291 Lander Ave

Crescent Valley, NV. 89821



00017959202302501030030031

KATHERINE J. BOWLING, CLERK RECORDER

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO;

Randall & Diana Bradley

2221 Lander Ave

Crescent Valley, NV. 89821

WARRANTY DEED

GRANTOR: Amy Ryan

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

GRANTEE: Randall & Diana Bradley

Address: 2221 Lander 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): 002-052-27 & 002-052-20

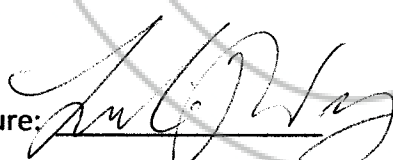
Legal Description: Lot 1 & Lot 2 of Block 30 Crescent Valley Ranch & Farms Unit No. 1

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: 5/2/23
Amy Ryan

State of: Kansas County of: Reno

This instrument was acknowledged before me by: Amy Ryan

Notary's Signature:  Date: 05/02/2023
Commission Expiration: April 15, 2024

Leslie A. Wagner
Notary Public
State of Kansas
My Appointment Expires April 15th, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-052-27
 b) 002-052-20
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 4,500
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 39.00
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 Randall D. Bradler Capacity Buyer
 Signature Diana J. Bradler Capacity Buyer

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: Randall & Diana Bradler
 Address: 2221 Lander 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: _____