

<b>A.P.N. No.:</b>	005-410-15
<b>R.P.T.T.</b>	\$0.00
<b>File No.:</b>	1976254 PA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>When Recorded Mail To:</b>	
Eero Tapani Kartiala	
13550 Crewe Street	
Van Nuys, CA 91405	

EUREKA COUNTY, NV	<b>2023-250730</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=3	<b>06/08/2023 10:12 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER E05	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kitty Kartiala a married woman Spouse of Grantee herein** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Eero Tapani Kartiala a married man as his sole and separate property**, 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;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/2/2023

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART

Kitty M. Kartiala  
Kitty Kartiala

State of California )  
County of Los Angeles ) ss

This instrument was acknowledged before me on the 02 day of 06, 2023  
By: Kitty Kartiala

Signature: Alireza  
Notary Public

My commission expires: Dec 9, 2024

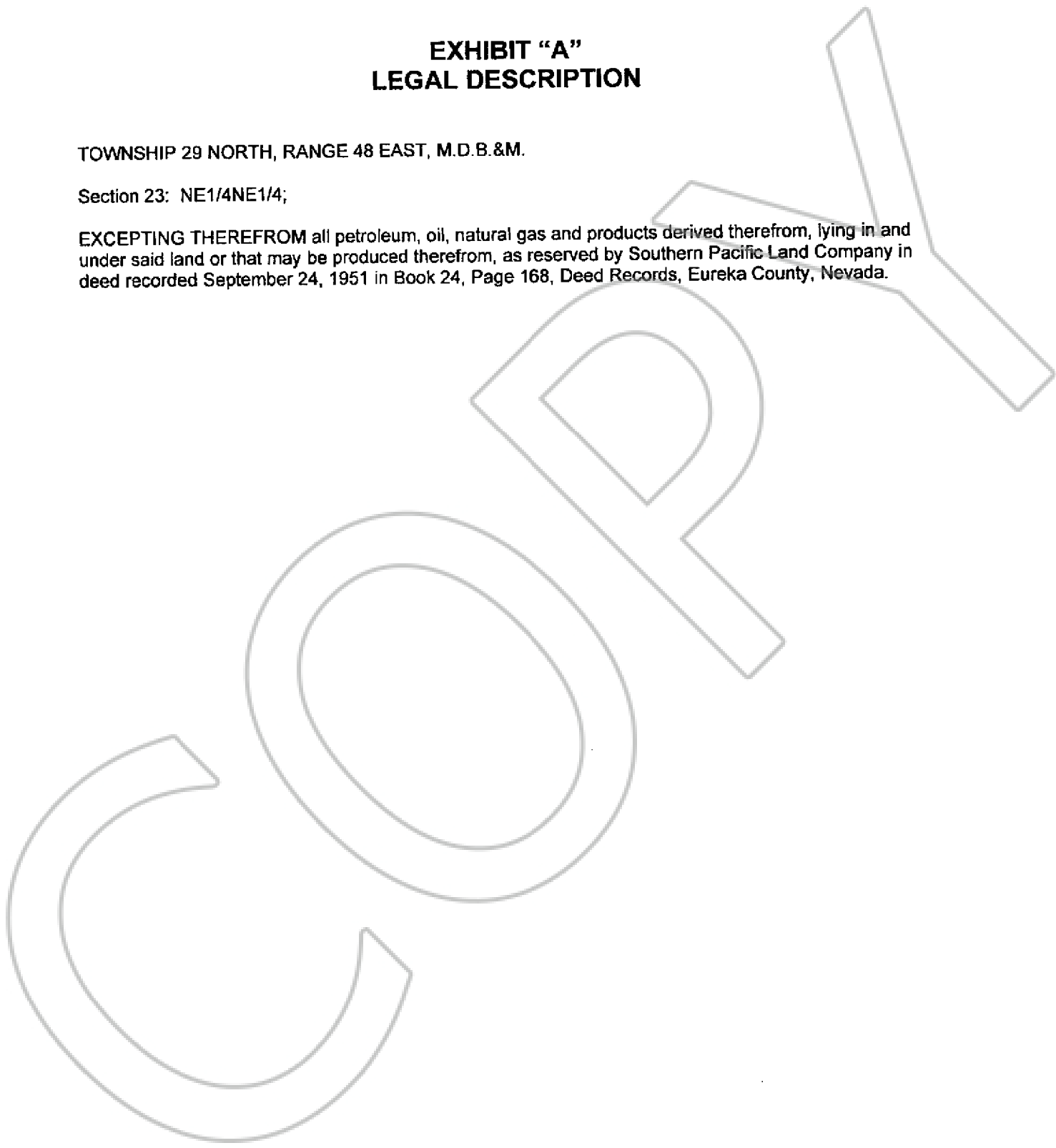


**EXHIBIT "A"  
LEGAL DESCRIPTION**

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 23: NE1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in and under said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-410-15  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Spouse to Spouse with NO CONSIDERATION

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 Kitty M. Kartiala Capacity Grantor  
 Kitty Kartiala

Signature Eero Tapani Kartiala Capacity Grantee  
 Eero Tapani Kartiala

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kitty Kartiala  
 Address: 13550 Crewe Street  
 City: Van Nuys  
 State: CA 91405

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Eero Tapani Kartiala  
 Address: 13550 Crewe Street  
 City: Van Nuys  
 State: CA 91405

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1976254 PA  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801