

APN#: 003-193-03

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$15.60 Rec:\$37.00
Total:\$52.60
SUZANNE MAYER

2023-250741
06/15/2023 08:22 AM
Pgs=3

**RETURN THIS DEED AND
MAIL TAX STATEMENT TO:**

Suzanne Mayer
P.O. Box 685
Taos, NM 87571



00018619202302507410030038

KATHERINE J. BOWLING, CLERK RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of June 2023, by and between, The Redwood Group 2013 Revocable Trust, Ronald Jones, Trustee, the party of the First Part, and Suzanne Mayer, the party of the Second Part.

WITNESSETH:

That the party of the First Part does by these presents convey and confirm unto the party of the Second Part, and to their successors in interest and assigns forever, all his right, title and interest in fact or by operation of law, in and to all that certain lot, piece or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and particularly bounded and described as follows:

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

Section 15: Nevelco Inc. Unit #1 : Lot 33

being 10.94 acres, m/l.

RESERVING UNTO Grantor, its successors and assigns, for roadway, ingress and egress, transmission and utility purposes a **perimeter easement 30 feet in width** measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described, as Filed with the Eureka County Recorder's Office by **CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), Grantor.**

TOGETHER with all and singular the lands, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof.

SUBJECT TO reservations and easements of record. Reserving unto The Redwood Group 2013 Revocable Trust, party of the First Part, all mineral and geothermal rights of every kind and nature.

TO HAVE AND TO HOLD the said premises, together with all and singular the appurtenances, unto the said party of the Second Part, and to their successors in interest and assigns forever.

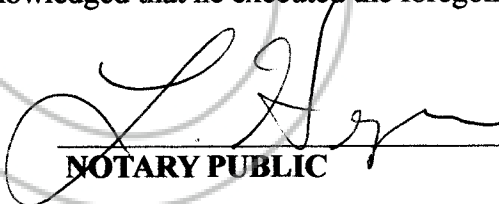
IN WITNESS WHEREOF, the party of the First Part has hereunto set their hands the day and year first above written.



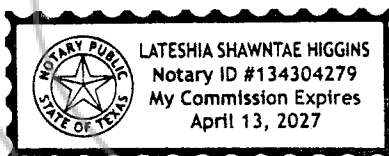
Ronald Jones, TR

STATE OF TEXAS)
COUNTY OF HARRIS) : SS.

On this 8th day of June 2023, personally appeared before me, a Notary Public, Ronald Jones, Trustee, who acknowledged that he executed the foregoing instrument.



NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 003-193-03
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land
b) ☐ Single Family Res
c) ☐ Condo/Twnhse
d) ☐ 2-4 Plex
e) ☐ Apt Bldg.
f) ☐ Comm'l/Ind'l
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other _____

Comments _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (Value of Property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$ 3,800.00
\$ _____
\$ _____
\$ 15.60

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: n/a
b) Explain Reason for Exemption: n/a

Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, the information provided is correct to the best of their information belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 Ronald Jones, Jr

Signature _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Redwood Group Revocable Trust - Ronald Jones, Jr
Address: 316 CALIFORNIA AVE 1690
City: RENO
State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Suzanne Mayer
Address: P.O. Box 685
City: TAOS
State: NM Zip: 87571

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: n/a
City: _____ State: _____ Zip: n/a