

APN#: **002-039-30**
Escrow No. **23-137248**

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

KEVIN MCBEAN AND ALEXA BEAN
P. O. BOX 9712
RENO, NV 89507

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=5
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER E03

2023-250785
07/11/2023 03:15 PM

GRANT BARGAIN SALE DEED

**DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT**

This document is being re-recorded to correct the Parcel Number.

002-039-30

APN#: ~~022-039-30~~
Escrow No. 23-137248

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**
Kevin McBean and Alexa McBean
P. O. Box 9712
Reno, NV 89507

EUREKA COUNTY, NV	2023-250778
RPTT:\$93.60 Rec:\$37.00	
\$130.60 Pgs=3	07/07/2023 08:53 AM
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$93.60**

THIS INDENTURE WITNESSETH: That

Government Land Sales, Inc.,

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Kevin McBean and Alexa McBean, husband and wife as joint tenants,

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 2023-2024.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 14 day of June, 2023.

Government Land Sales, Inc.

By: Todd VanDehey
Todd VanDehey, President

STATE OF ~~NEVADA~~ Idaho
COUNTY OF Ada

This instrument was acknowledged before me this 14 day of June, 2023 by Todd VanDehey, as President, of Government Land Sales, Inc..

Alexia Tooz
Notary Public for ~~Nevada~~ Idaho
My Commission Expires: July 26, 2024

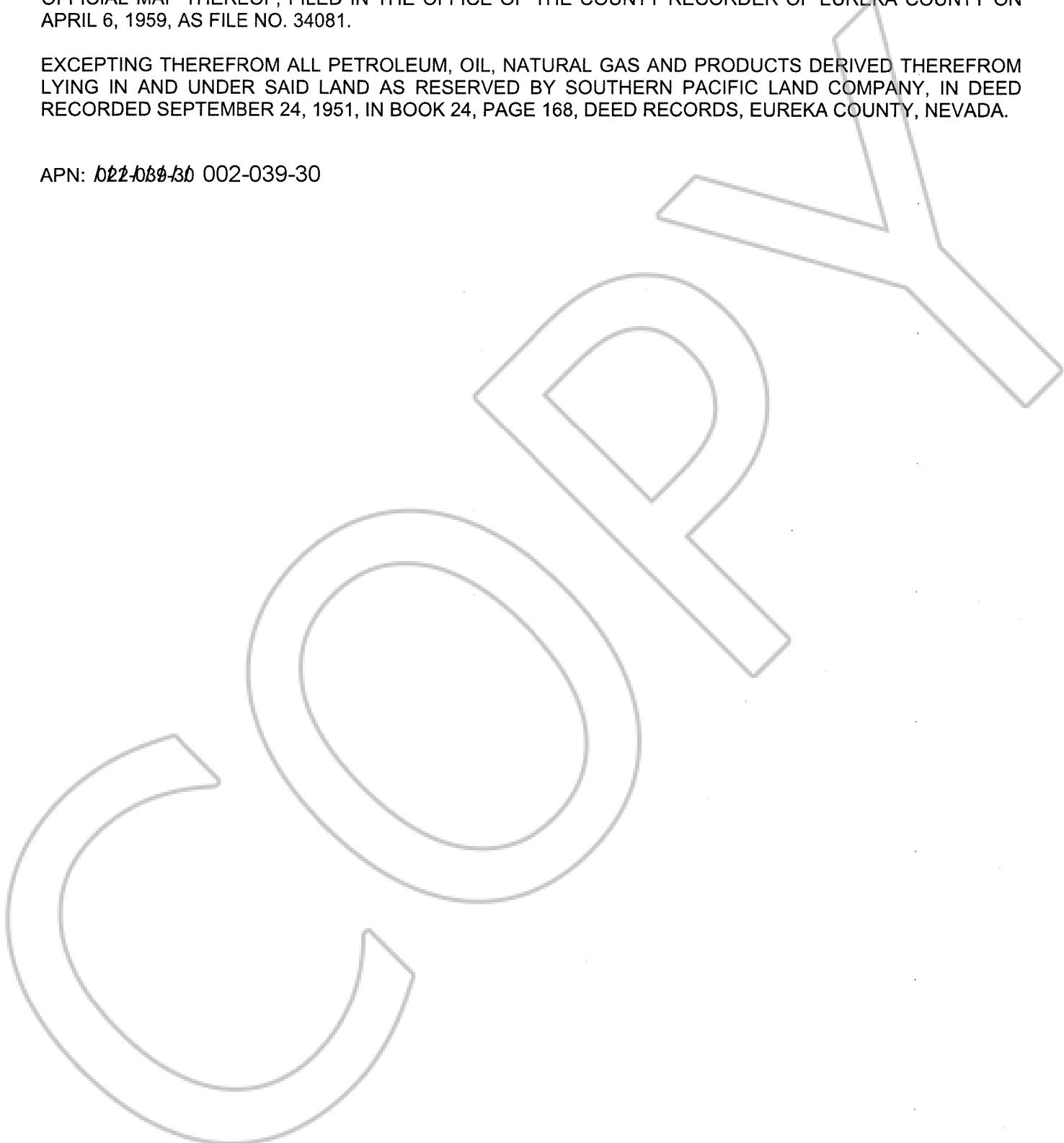
ALEXIA TOOZ
Notary Public - State of Idaho
Commission Number 20181356
My Commission Expires Jul 26, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 19, BLOCK 23, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM LYING IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24, PAGE 168, DEED RECORDS, EUREKA COUNTY, NEVADA.

APN: ~~022-089-30~~ 002-039-30



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) ~~022-039-30~~ 002-039-30
- 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

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

Other _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$24,000.00
 (_____)
 Transfer Tax Value: \$24,000.00
 Real Property Transfer Tax Due: \$93.60

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 *[Handwritten Signature]* Capacity Grantor

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Government Land Sales, Inc.
 Address: P. O. Box 191051
 City: Boise
 State: ID Zip: 83719

Print Name: Kevin McBean and Alexa McBean
 Address: P. O. Box 9712
 City: Reno
 State: NV Zip: 89507

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer)

Print Name: WFG National Title Insurance Company Escrow #: 23-137248
 Address: 905 Railroad Street Suite 204
 City: Elko State: NV Zip: 89801

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **002-039-30**
- 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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

Other _____

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 # 3
- b. Explain Reason for Exemption: **Deed 2023-250778 is being re-recorded to correct the parcel number**

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  Capacity Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Government Land Sales, Inc.**
Address: **P. O. Box 191051b**
City: **Boise**
State: **ID** Zip: **83719**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Kevin McBean and Alexa McBean**
Address: **P. O. Box 9712**
City: **Reno**
State: **NV** Zip: **89507**

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer)

Print Name: **WFG National Title Insurance Company** Escrow #: **23-137248**
Address: **905 Railroad Street Suite 204**
City: **Elko** State: **NV** Zip: **89801**