

A.P.N. No.:	002-027-25
R.P.T.T.	
File No.:	2061530
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Steven R. Arnold	
204 Larchmont Drive	
Arroyo Grande CA 93420	

EUREKA COUNTY, NV	2023-250827
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=2	07/26/2023 03:17 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER E05	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sharon M. Arnold, Spouse of the herein

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

Steven R. Arnold, 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:

Lot 11, Block 2, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in deed from SOUTHERN PACIFIC LAND COMPANY to H. I. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.

*SUBJECT TO:

1. Taxes for the fiscal year; 2023-2024
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: 7/11/2023

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 002-027-25
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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ _____
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 without consideration

5. Partial Interest: Percentage being transferred: 100.00%
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 Sharon M. Arnold Capacity Grantor
Sharon M. Arnold

Signature Steven R. Arnold Capacity Grantee
Steven R. Arnold

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Sharon M. Arnold
Address: 204 Larchmont Drive
City: Arroyo Grande
State: CA 93420

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Steven R. Arnold
Address: 204 Larchmont Drive
City: Arroyo Grande
State: CA 93420

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2061530
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED