

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

EUREKA COUNTY, NV	<b>2023-250827</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=2	<b>07/26/2023 03:17 PM</b>
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

*Sharon M. Arnold*

Sharon M. Arnold

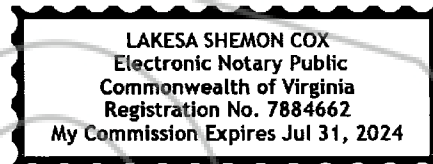
State of Virginia )  
County of Henrico ) ss

This instrument was acknowledged before me on the 11 day of July, 2023  
By: Sharon M. Arnold

Signature: LaKesa Shemon Cox  
Notary Public LaKesa Shemon Cox

My commission expires: 7/31/2024

Registration # 7884662



Completed via Remote Online Notarization using 2 way Audio/Video technology.

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**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