

EUREKA COUNTY, NV  
LAND-GBS  
Rec:\$37.00  
Total:\$37.00  
ROBERT GANN

2023-250835  
07/28/2023 10:07 AM  
Pgs=3

APN: 002-021-04

Recording requested by and mail documents and tax statements to:

Name: **ROBERT GANN**  
Address: **3094 CRESCENT AVENUE**  
City/State/Zip: **CRESCENT VALLEY, NV 89821**



KATHERINE J. BOWLING, CLERK RECORDER


RPTT: \$ 0.00

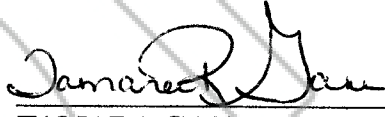
## GRANT, BARGAIN, AND SALE DEED

**THIS INDENTURE WITNESS**, that **ROBERT GANN** and **TAMARA GANN** (hereinafter called '*GRANTORS*'), in consideration of Ten Dollars and no cents (\$10.00), the receipt of which is hereby acknowledged, do hereby **GRANT, BARGAIN, SALE and CONVEY** to **ROBERT GANN** (an unmarried man) (hereinafter called '*GRANTEE*') all that real property and premises lying and being in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for a complete legal description.


In Witness Whereof, we have hereunto set our hand on the 26 day of July 2023.

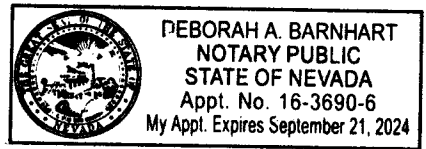
  
\_\_\_\_\_  
**ROBERT GANN**  
*Grantor*

  
\_\_\_\_\_  
**TAMARA GANN**  
*Grantor*

State of Nevada }  
                          } ss.  
County of Elko }

On this 26 day of July 2023 personally appeared before me, a Notary Public, **ROBERT GANN** and **TAMARA GANN** personally known to me or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

*Witness my hand and official seal.*  
  
\_\_\_\_\_  
**NOTARY PUBLIC**



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**APN:** 002-021-04

**Vesting Document and Date:** # 229782, 08/25/2015

**Location Address:** 3094 Crescent Avenue, Crescent Valley, NV 89821

Lot 10, Block 6 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 of that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in deed to H.J. Buchenau and Elsie Buchenau recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.

**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.

**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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 002-021-04  
 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 \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Transfer of title between former spouses in compliance with a decree of divorce.

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

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

Print Name: ROBERT GANN, ET AL  
 Address: 3094 CRESENT AVENUE  
 City: CRESCENT VALLEY  
 State: NV      Zip: 89821

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

Print Name: ROBERT GANN  
 Address: 3094 CRESCENT AVENUE  
 City: CRESCENT VALLEY  
 State: NV      Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_