

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

2023-250836
07/28/2023 10:09 AM
Pgs=3

APN: 002-021-03

Recording requested by and mail documents and tax statements to:

Name: TAMARA GANN
Address: 3096 CRESCENT AVENUE
City/State/Zip: CRESCENT VALLEY, NV 89821



RPTT: \$ 0.00

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESS, that **ROBERT M. GANN** (hereinafter called 'GRANTOR'), 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 **TAMARA GANN** (an unmarried woman) (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 M. GANN
Grantor

State of Nevada }
 } ss.
County of Elko }

On this 26 day of July 2023 personally appeared before me, a Notary Public, **ROBERT M. GANN** personally known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that he 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: 002-021-03

Vesting Document and Date: # 0216797, 02/28/2011

Location Address: 3096 Crescent Avenue, Crescent Valley, NV 89821

Lot 11, 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. 002-021-03
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> 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 [Signature] Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TAMARA GANN
 Address: 3096 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: _____