

GRANT, BARGAIN, and SALE DEED

APN: 002-017-37

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

2023-250837
07/28/2023 10:31 AM
Pgs=3

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Dawn Gann
Address: 2257 Lander Ave
City/State/Zip: Crescent Valley NV 89821



00018734202302508370030034 E07
KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Dawn Gann

_____ for and in consideration of

_____ Dollars (\$ 0.00) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

Dawn A Gann Living Trust whose address is

(if applicable): 2257 Lander Ave, situate in

the City of Crescent Valley, County of Eureka, State of Nevada.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description) see exhibit A

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on _____.

Dawn Gann
Signature of Grantor

Signature of Grantor

Dawn Gann
Print or type name here

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) 07-28-2023

By (person(s) appearing before notary public) DAWN GANN

Brandy Mahoney
Notary Public

My Commission expires: SEPT 15, 2026

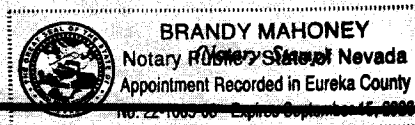


EXHIBIT "A"
LEGAL DESCRIPTIONS

APN: 002-017-37

Vesting Document and Date: # 2020-242023, 10/02/2020

Location Address: 418 Fourth Street, Crescent Valley, NV 89821

Crescent Valley Ranch and Farms, Unit No. 1, Block 9, Lot 15.

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 FORM

1. Assessor Parcel Number(s)
a) 002-017-37
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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 12000.00
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 7
b. Explain Reason for Exemption: Transfer to a trust without consideration

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 Dawn Gann Capacity grantor
Signature Dawn Gann Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dawn Gann
Address: 2257 Lander Ave
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dawn A. Gann Living Trust
Address: 2257 Lander Ave
City: Crescent Valley
State: NV Zip: 89821

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED