

Recording requested by and
mail tax statement to:

Holly Anne Ratchford
PO Box 966
Lone Pine, CA 93545



00018742202302508430020025
KATHERINE J. BOWLING, CLERK RECORDER

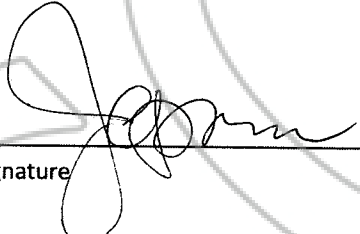
WARRANTY DEED

The Grantor, **JEFF DUNMIRE, a single man**, for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **HOLLY ANNE RATCHFORD, a single woman**, whose address is **PO Box 966, Lone Pine, CA 93545** the following described real estate, situated in the County of Eureka, State of Nevada.

That Portion of Section 5, Township 29 North, Range 48 east, MDB&M, more particularly described as: Lot 14 in Block 5 of CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, as shown on the subdivision map recorded April 6, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081, Eureka County, NV records. AKA 4100 Eureka Avenue.

Parcel # **002-022-18**

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.



Signature

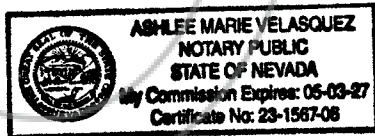
8-2-23

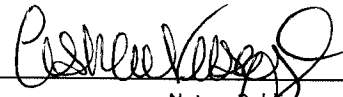
Date

STATE OF Nevada)
COUNTY OF ELKO)

On this 2 day of August in the year 2023, before me, a notary public in and for said state, personally appeared Jeff Dunmire

(SEAL)





Notary Public
Residing at 2078 Independence NV
My commission expires: 05-03-2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 002-022-18
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 \$ 22,000
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 85.80

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
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
Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Jeff Dunmire
Address: 6568 S. Federal Way # 215
City: Boise
State: ID Zip: 83716

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Holly Anne Ratchford
Address: P.O. Box 966
City: Lone Pine
State: CA Zip: 93545

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____