

# GRANT, BARGAIN, and SALE DEED

004-410-01

APN: \_\_\_\_\_

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$19.50 Rec:\$37.00  
Total:\$56.50

2023-250883

08/18/2023 08:54 AM

Pgs=3

MORGAN GRONDIN

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Morgan Grondin

Address: PO Box 1061

City/State/Zip: Carlin, NV 89822



00018791202302508830030038

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): \_\_\_\_\_

Vicki J. Joy

for and in consideration of

Five Thousand Dollars Dollars (\$ 5000 ) the receipt of which is hereby

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

Morgan Grondin

whose address is

(if applicable): PO Box 1061, situate in

the City of Carlin, County of Elko, State of Nevada.

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

*(Set forth legal description)*

Parcel No. 1, Filed 9/21/1998, No. 170682, Official Records, Eureka Co Recorder, NV

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 Aug 18, 2023

*[Signature]*  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

Vicki J. Joy  
Print or type name here

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA )  
COUNTY OF EUREKA )

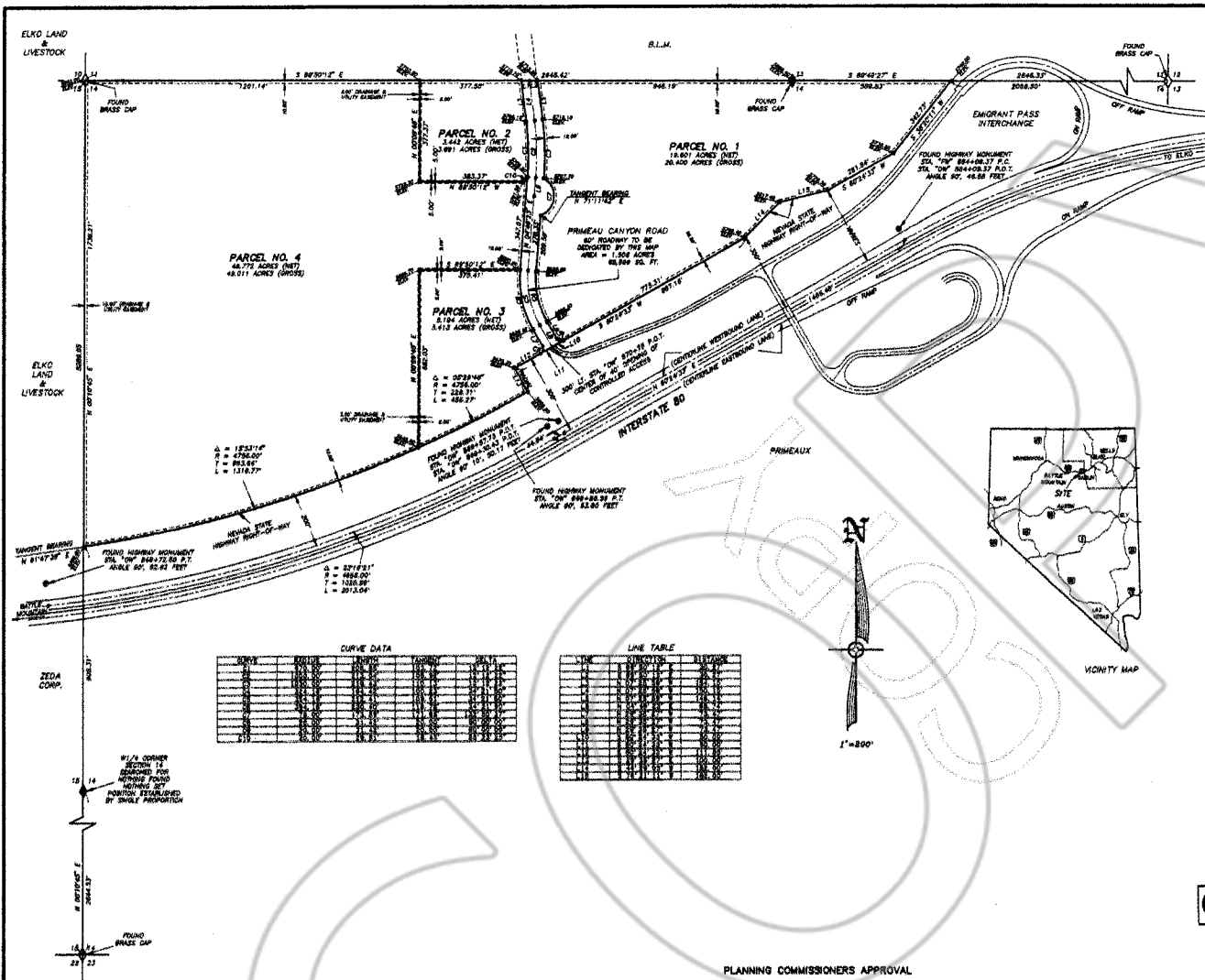
This instrument was acknowledged before me on (date) August 18, 2023  
By (person(s) appearing before notary public) Vicki J. Joy

*[Signature]*  
Notary Public

My Commission expires: Dec 31, 2024



DIANE D. PODBORN  
Notary Public - State of Nevada  
Appointment Recorded in Eureka County  
No: 13-10500-8 - Expires December 31, 2024



**COUNTY COMMISSIONERS APPROVAL**

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS HELD ON SEPTEMBER 15, 1998, THIS MAP, CONSISTING OF ONE SHEET WAS PRESENTED AS A PROPOSED PARCEL MAP IN SECTION 14, T32N - R50E, NDB # 8.

EUREKA COUNTY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC PURPOSES OF THE STREET, AND ROAD RIGHTS OF WAY AND PUBLIC UTILITY RIGHTS OF WAY SHOWN ON THIS MAP. STREETS AND ROAD RIGHTS OF WAY ARE NOT ACCEPTED BY THE COUNTY UNTIL THEY ARE IMPROVED TO COUNTY STANDARDS APPROVED BY THE EUREKA COUNTY DEPARTMENT OF PUBLIC WORKS, AND EXPRESSLY ACCEPTED BY RESOLUTION OF THE BOARD OF EUREKA COUNTY COMMISSIONERS.

*St. Picochob*  
CHAIRMAN, EUREKA COUNTY COMMISSIONERS

*Robert E. Morley*  
COUNTY CLERK

ACCEPTANCE OF THIS PARCEL MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OF ANY LOT SHOWN THEREON CONTAINS A LAYOUT BUILDING SITE.

FURTHER REDEVELOPMENT OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF NRS 278.462.3 REDEMPTING IMPOSITION OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT GREATER IMPROVEMENTS THAN REQUIRED FOR REDEVELOPMENT.

ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET.

**SURVEYOR'S CERTIFICATE**

1. ROBERT E. MORLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

2. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF JAMES M. AND HELEN M. KLINE.

3. THE LANDS SURVEYED LIE WITHIN SECTION 14 T32N - R50E, NDB # 8, AND THE SURVEY WAS COMPLETED ON MARCH 18, 1987.

4. THIS AMENDED PLAN COMPLIES WITH ALL PERTINENT SECTIONS OF NRS 278.010 - 278.030, INCLUSIVE, AND NRS 283.340 - 286.040, INCLUSIVE, AND WITH ANY APPLICABLE LOCAL ORDINANCE, AND THAT THE MONUMENTS USE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPRODUCED.

ROBERT E. MORLEY, P.L.S. 6253

*Robert E. Morley*  
SURVEYOR

**OWNERS CERTIFICATE**

BEING FIRST DULY SWORN, THE UNDERSIGNED, JAMES M. AND HELEN M. KLINE, AFFIRM AND SWAY THAT THEY ARE THE SOLE OWNERS OF THE LAND TO BE DIVIDED BY THIS MAP, AND THEY CONSENT TO THIS LAND DIVISION.

*James M. Kline* 9/17/98  
JAMES M. KLINE DATE

*Helen M. Kline* 9/17/98  
HELEN M. KLINE DATE

STATE OF NEVADA  
COUNTY OF ELKO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17 DAY OF September, 1998, BY JAMES M. AND HELEN M. KLINE.

*Linda L. Reynolds*  
NOTARY PUBLIC IN AND FOR ELKO COUNTY, NEVADA  
MY COMMISSION EXPIRES 1 MAY 25th, 2001



SCALE: 1"=200'

FIRST DIVISION OF LAND

AMENDED PLAT OF A PARCEL MAP  
FOR  
JAMES M. & HELEN M. KLINE  
FILE NO. 170128  
BY  
JAMES M. & HELEN M. KLINE  
IN  
SECTION 14, T.32 N., R.50 E., M.D.B. & M.  
EUREKA COUNTY, NEVADA

HIGH DESERT ENGINEERING  
640 IDEAL STREET  
ELKO, NEVADA 89601  
(702) 758-6055

98083

**NOTES :**

- 1) THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 78.919 ACRES.
- 2) THE PARCELS SHOWN ON THIS MAP DO NOT LIE IN A FLOOD PLAIN.
- 3) BASIS OF BEARINGS: THE LINE BETWEEN THE FOUND NORTHWEST CORNER AND THE FOUND EAST 1/4 CORNER OF SECTION 14, T32N - R50E, NDB # 8 AS SHOWN ON THIS MAP TAKEN AS S 89° 50' 12" E.
- 4) IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN ARE SUBJECT TO 50.00 FOOT DRAINAGE AND UTILITY EASEMENTS ALONG ALL EXTERIOR BOUNDARY LINES AND 3.00 FOOT DRAINAGE AND UTILITY EASEMENTS ALONG ALL INTERIOR BOUNDARY LINES.
- 5) THE RIGHT OF WAY FOR INTERSTATE 80 WERE ESTABLISHED FROM THE FOUND N. B. & T. MONUMENTS REFERENCING THE WESTWARD CENTERLINE OF INTERSTATE 80.

**LEGEND**

- ◇ = FOUND SECTION CORNER
- = SET 5/8" NEARBY WITH CAP MARKED PLS 6253
- ◆ = FOUND 1/4 SECTION CORNER
- = CALCULATED POINT, NOTHING FOUND, NOTHING SET.
- ⊙ = FOUND MONUMENT AS NOTED.

**PLANNING COMMISSIONERS APPROVAL**

AT A REGULAR MEETING OF THE EUREKA COUNTY REGIONAL PLANNING COMMISSION, STATE OF NEVADA, HELD ON THE 17 DAY OF September, 1998, THIS MAP WAS DULY APPROVED.

*Robert E. Morley*  
CHAIRPERSON

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT PARCEL NO. \_\_\_\_\_ HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH \_\_\_\_\_

*Mary DeStade, Deputy* 9-21-98  
EUREKA COUNTY TREASURER DATE

**FILING DATA**

FILE NO. 170682

FILED AT THE REQUEST OF HIGH DESERT ENGINEERING

DATE September 21, 1998

TIME 1:16 P.M.

*H.N. Belacoff*  
EUREKA COUNTY RECORDER \$17.00

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 004-410-01  
 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 \$ 5000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 5000  
 Real Property Transfer Tax Due \$ 19.50

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

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 Morgan Grandin Capacity Grantee  
 Signature Vicki J. Joy Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Vicki J. Joy  
 Address: 123 Hood Dr.  
 City: Dayton  
 State: NV Zip: 89403

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Morgan Grandin  
 Address: P.O. Box 1061  
 City: Carlin  
 State: NV Zip: 89822

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