

A.P.N. No.:	001-171-19
R.P.T.T.:	\$1,462.50 \$ 1,197.30 @
File No.:	2084823
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Brendan Musselman and Kayla Musselman	
PO Box 1711	
Round Mountain, NV 89045	

EUREKA COUNTY, NV	2023-250907
RPTT:\$1197.30 Rec:\$37.00	
\$1,234.30 Pgs=2	08/25/2023 02:15 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William C. Whisenhunt and Ericka L. Whisenhunt, Trustees of the William C. Whisenhunt and Ericka L. Whisenhunt Family Trust, dated August 21, 2014

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Brendan Musselman and Kayla Musselman, husband and wife, as joint tenants with right of survivorship,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 2 and 3 as shown on that certain Parcel Map for Donald D. Eldridge filed in the office of the County Recorder of Eureka County, State of Nevada, on December 9, 1999, as File No. 173560, being a portion of the NW1/4 of Section 24, Township 19 North, Range 53 East, M.D.B.&M., and a portion of Block 125 of the Eureka Townsite.

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.

Dated: 8/5/2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One Inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

William C. Whisenhunt and Ericka L. Whisenhunt
Family Trust dated August 21, 2014

William C Whisenhunt

William C. Whisenhunt, Trustee

Ericka L Whisenhunt

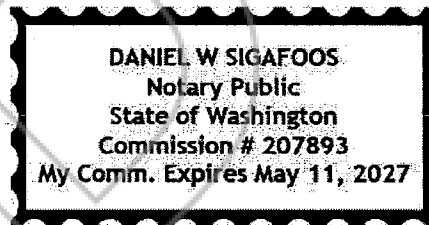
Ericka L. Whisenhunt, Trustee

State of ~~IDAHO~~ Washington ^{DCS})
County of Snohomish) ss

This instrument was acknowledged before me on the 5th day of August, 2023
By: William C. Whisenhunt, Ericka L. Whisenhunt, Trustees of the William C. Whisenhunt, and Ericka L. Whisenhunt Family Trust, dated August 21, 2014

Signature: 
Notary Public

My Commission Expires: 5/11/2027



Completed via Remote Online Notarization using 2 way Audio/Video technology.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 2

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-171-19
- 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 \$ 307,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 307,000.00
- d. Real Property Transfer Tax Due \$ 1,197.30

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 *William C. Whisenhunt - Settlement Agent* Capacity Grantor
 Signature Brendan C. Musselman Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William C. Whisenhunt, Ericka L. Whisenhunt, Trustees of the William C. Whisenhunt, and Ericka L. Whisenhunt Family Trust, dated August 21, 2014
 Address: 1346 Kenyon Rd
 City: Twin Falls
 State: ID Zip: 83301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brendan C. Musselman and Kayla Musselman
 Address: PO Box 1711
 City: Round Mountain
 State: NV Zip: 89045

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

Print Name: Stewart Title Company Escrow # 2084823
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801