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KATHERINE J. BOWLING, CLERK RECORDER

**GRANT, BARGAIN, AND SALE DEED**

APN: 007-380-59

**RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO**

Name: Howard E. Hill Jr. or Tina Hill

Address: P.O. Box 562

City/State/Zip: Eureka Nevada, 89316

THIS INDENTURE, having been made and entered into on this 30<sup>th</sup> day of August 2023, is by and between **Steelman Farm LLC**. (Hereinafter called Grantor) of Elko County, Nevada and who is a Nevada Limited Liability Company (Hereinafter called Grantor) of Elko County, Nevada and **Howard E. Hill Jr. or Tina Hill, (Hereinafter called Grantees)**, as man and wife and as joint tenants with rights of survivorship:

**WITNESSETH:**

That the said Grantor, for ten Dollars (\$10.00 and other valuable consideration does hereby Gran, Bargain, Sell and Convey to Grantees, their heirs and assigns forever, the following real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

**TOWNSHIP 20, RANGE 53 EAST, MDB&M**

Lot 1 of Lot 4 of Parcel 2 of Govt. Lot 16, Township 20 North, Range 53 East, Sec. 29, as the same more fully appears from Map File #118063 now on file in the office of the County Recorder, Eureka County, Nevada.

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof:

**EXCEPTING AND RESERVING** to the United States of America, all the oil and gas in said land, as reserved in Patent recorded March 21<sup>st</sup>, 1966, in Book 10, Page 205, Documents No. 41830, official Records, Eureka County, Nevada.

**FURTHER EXCEPTING THEREFROM** all mineral rights, oil or gas lying on, in or over said land as reserved by **JERRY LEE ANDERSON** IN Deed recorded November 20<sup>th</sup>, 1995, in Book 289, Page 531, Official records, Eureka County, Nevada.

**AND SUBJECT TO:** That certain Deed of Trust created by the Grantee in favor of the Grantor for the remaining balance of the purchase price and for which the parties have duly executed a promissory note in favor of the Grantor.

**TO HAVE AND TO HOLD** the premises, together with the appurtenances and unto said Grantee and to his successors and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this 30<sup>th</sup> day of

~~September~~, 2023.

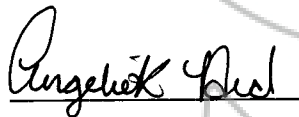
August 15



**STEELMAN FARM LLC.  
TAMI STEELMAN (MANAGER)  
(GRANTOR)**

**STATE OF NEVADA     )  
                                      ) SS.  
COUNTY OF EUREKA    )**

On this 30<sup>th</sup> day of August, 2023 personally appeared before me, a Notary Public, Tami Steelman, personally known to me to be the person or who proved to me with competent evidence his identity and whose name is subscribed to the above **GRANT, BARGAIN AND SALE DEED**, consisting of 2 pages and who acknowledged to me that he executed the above document.



**NOTARY PUBLIC**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 007 - 380 - 59  
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**

Deed in Lieu of Foreclosure Only (value of property) \$ 25,000.00

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 97.50

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 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 Van Steinhilber (Manager) Capacity Seller

Signature Tina Hill Capacity Buyer

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Steelman Farm LLC  
Address: 181 Laurelwood Drive  
City: Spring Creek  
State: Nevada Zip: 89815

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Tina Hill  
Address: P.O. Box 508  
City: Eureka  
State: Nevada Zip: 89316

**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