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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 30th 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 21st, 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 20th, 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 30th day of

~~September~~, 2023.

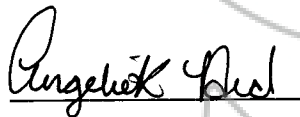
August 15



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

STATE OF NEVADA)
) SS.
COUNTY OF EUREKA)

On this 30th day of ~~September~~ 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 - 99
 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'/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 \$ 25,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 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 Jan Stehman (Manager) Capacity Seller
 Signature Tina Hill Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Stelman Farm LLC
 Address: 181 Lawndale 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: _____