

APN: 001-112-01 and 001-111-01

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**
LAWRENCE C. KING
KING & KING
Attorneys at Law
510 W. 21st Street
Merced, CA 95340

MAIL TAX STATEMENTS TO:
Nicanor Villarreal
Valerie J. Villarreal
21134 State Highway 140
Stevinson, CA 95374

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00
KING & KING ATTORNEYS AT LAW

2023-250931
08/30/2023 02:06 PM
Pgs=3



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

TIMOTHY AMAYA, a single man,

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

NICANOR VILLARREAL and VALERIE VILLARREAL, husband and wife, as joint tenants,

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

Lots 1, 2, 3 and 4 of Block 90, Lot 1 of Block 102 of the Town of Eureka.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined
to be peculiarly essential to the productions of fissionable materials, reserved by the UNITED STATES
AMERICA in patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka
County, Nevada.

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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: August 21, 2023

TIMOTHY AMAYA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

) ss.

COUNTY OF MERCED)

On August 21, 2023, before me, LAWRENCE C. KING, a Notary Public, personally appeared TIMOTHY AMAYA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

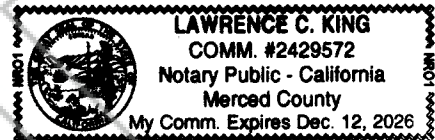
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Lawrence C. King, Notary Public

(seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-112-01
b) 001-111-01
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

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

(0.00)

Transfer Tax Value:

\$ 0.00

Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 04

b. Explain Reason for Exemption: Transfer of title without consideration from one joint tenant to one or more remaining joint tenants.*

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 _____

Capacity Grantor

Signature _____

Capacity Grantees

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

Print Name: Timothy Amaya

Address: 6218 Palm Avenue

City: Winton

State: CA Zip: 95388

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

Print Name: Nicanor & Valerie Villarreal

Address: 21134 State Highway 140

City: Stevinson

State: CA Zip: 95374

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

Print Name: Lawrence C. King, Attny Escrow #: N/A

Address: 510 W. 21st Street

City: Merced

State: CA Zip: 95340

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*Vesting document #2020-240819.