

A.P.N. No.:	001-143-08
R.P.T.T.	\$ 253.50
File No.:	2096790
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Richard Lauver and Cassandra Lauver	
5641 Homestead Pt	
Pahrump, NV 89048	

EUREKA COUNTY, NV
RPTT:\$253.50 Rec:\$37.00
\$290.50 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2023-251033

09/08/2023 02:15 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jacob W Brown, Administrator of the Estate of John Wayne Brown**, pursuant to the Independent Administration of Estates Act for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard Lauver and Cassandra Lauver, 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:

Lot 2, Block A of RUBY HILL ESTATES SUBDIVISION, according to the Official Map thereof, filed in the office of the County recorder of Eureka County, State of Nevada, on October 5, 1984, as File No. 96135 and amended May 15, 1985, as File No. 98941.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value in and under said land reserved by the UNITED STATES OF AMERICA in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

***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.
3. [Enter Data]

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: September 7th, 2023

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

Estate of John Wayne Brown, pursuant to the
Independent Administration of Estates Act

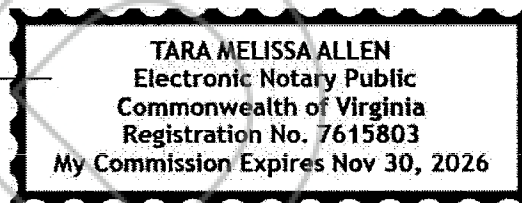
By: Jacob W Brown
Jacob W Brown, Administrator

State of ~~Nevada~~ VIRGINIA)
County of Prince George) ss

This instrument was acknowledged before me on the 7 day of September, 2023
By: Jacob W Brown, Administrator of the Estate of John Wayne Brown, pursuant to the Independent
Administration of Estates Act

Signature: Tara Melissa Allen
Notary Public

My Commission Expires: 11/30/2026



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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-143-08
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

\$ 65,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 65,000.00

d. Real Property Transfer Tax Due

\$ 253.50

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 _____ Capacity _____ Grantor _____

Signature Trish Blaylock Capacity _____ Escrow Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jacob W Brown, Administrator of the
Estate of John Wayne Brown, pursuant
to the Independent Administration of
Estates Act

Address: 2040 Eastlake Blvd.

City: Washoe Valley

State: NV Zip: 89704

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard Lauver and Cassondra
Lauver

Address: 5641 Homestead Rd

City: Pahrump

State: NV Zip: 89048

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

Print Name: Stewart Title Company Escrow # 2096790

Address: 810 Idaho St

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED