

APN # 005-210-01

Recording Requested By:

Name Anthony Selm

Address 1385 Plum Ave

City/State/Zip Simi Valley, CA 93065

EUREKA COUNTY, NV  
LAND-WAD  
Rec:\$37.00  
Total:\$37.00  
ANTHONY SELM

**2023-251131**  
**10/03/2023 11:05 AM**  
Pgs=4



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E07

KATHERINE J. BOWLING, CLERK RECORDER

General Warranty Deed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

RECORDING REQUESTED BY:

Anthony Selm

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Royce Taylor

35598 Dante Place  
Fremont, CA 94536

Assessor's Parcel No. 005-210-01

Space above this line for recorder's use only

## NEVADA GENERAL WARRANTY DEED

STATE OF NEVADA

EUREKA COUNTY

KNOW ALL MEN BY THESE PRESENTS, that as a gift without monetary consideration, Grantor, Anthony Selm, as Trustee of the JOSEPH REVOCABLE FAMILY TRUST, DATED APRIL 25, 1992, hereby conveys and warrants the title against all persons whomsoever to ROYCE TAYLOR, a married man as his sole and separate property, residing at 35598 Dante Place, County of Alameda, City of Fremont, State of CA (hereinafter known as the "Grantee" all the rights, title, interest, and claim in or to the following described Real Estate in the County of EUREKA, State of Nevada:

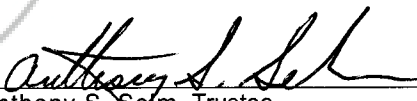
The North half of the North half of the Northwest quarter of section 15, Township 30 North, Range 48 East, M.D.B.M., and The North half of the North half of the Northwest quarter of the Northeast quarter of Section 15, Township 30 North, Range 48 East, as per Government Survey. Reserving therefrom an easement of 30 feet along all boundaries for ingress and egress, with power to delegate as recorded on July 06, 1992, as Instrument No. 141475, in the Official Records of Eureka County, State of Nevada.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

  
Anthony S. Selm, Trustee

[NOTARY ACKNOWLEDGMENT ATTACHED]

NEVADA GENERAL WARRANTY DEED

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

STATE OF CALIFORNIA )

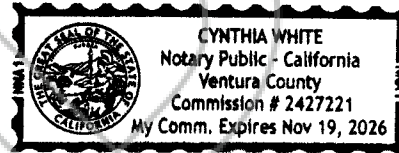
COUNTY OF Ventura )

On September 15, 2023, before me, Cynthia White, Notary Public, Notary Public, personally appeared Anthony S. Selm, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons 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



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a. 005-210-01  
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**

\$ Gift

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

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Grantee is step brother of Grantor and the transfer is from Grantor's trust, without consideration

**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 Anthony Selm Capacity: Trustee, Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Anthony Selm, Trustee  
Address: 1385 Plum Ave  
City: Simi Valley  
State: CA Zip: 93065

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Royce Taylor  
Address: 35598 Dante Place  
City: Fremont  
State: CA Zip: 94536

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED