

APN#: 007-392-14  
Escrow No. 23-168987

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Mary Roumanoa-MacDiarmid  
200 Ridgeway Drive  
Spring Creek, NV 89815

EUREKA COUNTY, NV	<b>2023-251208</b>
RPTT:\$234.00 Rec:\$37.00	10/17/2023 02:40 PM
\$271.00 Pgs=3	
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. **\$234.00**

THIS INDENTURE WITNESSETH: That

**Tony Alvarado and Desiree Gonzalez, (who acquired title as Desiree Alvarado) husband and wife**

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

**Mary Roumanoa-MacDiarmid, an unmarried woman,**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- SUBJECT TO:
1. Taxes for the fiscal year 2023-2024.
  2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 16 day of October, 2023.

*[Handwritten signature of Tony Alvarado]*

Tony Alvarado

*[Handwritten signature of Desiree Gonzalez]*

Desiree Gonzalez

STATE OF NEVADA

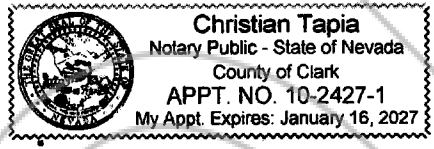
COUNTY OF Clark

This instrument was acknowledged before me this 16 day of October, 2023 by Tony Alvarado and Desiree Gonzalez.

*[Handwritten signature of Notary Public]*

Notary Public for Nevada

My Commission Expires: 1-16-27



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL G1-7 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR CHEYENNE LAND AND LIVESTOCK, INC. FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON FEBRUARY 20, 1998, AS FILE NO. 169773,

BEING A PORTION OF LOT 1 PARCEL G OF LARGE DIVISION MAP, E 1/2 SECTION 17, TOWNSHIP 20 NORTH, RANGE 53 EAST. M.D.B.&M.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ALL OF THE OIL AND GAS LYING IN AND UNDER SAID LAND AS RESERVED BY THE U.S.A., IN PATENT RECORDED APRIL 15, 1966, IN BOOK 10. PAGE 331, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

EXCEPTING FROM THE ABOVE PARCEL AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THEIR RIGHT, TITLE AND INTEREST IN THE MINERAL RIGHTS LYING IN AND UNDER SAID LAND AS RESERVED BY EARL A. RASMUSSEN AND LAVERNIA C. RASMUSSEN, AS CO-TRUSTEES OF THE RASMUSSEN TRUST, ET AL IN DEEDS RECORDED JULY 11, 1996, IN BOOK 297, PAGES 482, 485, 490, 494, 498 AND 502, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

APN: 007-392-14

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) **007-392-14**
- 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) **\$60,000.00**  
( \_\_\_\_\_ )  
Transfer Tax Value: **\$60,000.00**  
Real Property Transfer Tax Due: **\$234.00**

**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 \_\_\_\_\_

Capacity **Grantee**

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

Print Name: **Tony Alvarado and Desiree Gonzalez**  
Address: 4713 Cliff Breeze  
City: N Las Vegas  
State: Nevada Zip: 89081

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

Print Name: **Mary Roumanoa-MacDiarmid**  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer**

Print Name: **WFG National Title Insurance Company** Escrow #: **23-168987**  
Address: **905 Railroad Street Suite 204**  
City: **Elko** State: **NV** Zip: **89801**