

APN#: 004-340-13
Escrow No. 23-178980

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Ethan Noah Tobul
1930 Bay Drive
Miami Beach, FL 33141

EUREKA COUNTY, NV
RPTT:\$93.60 Rec:\$37.00
\$130.60 Pgs=3
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER

2023-251277

11/17/2023 10:24 AM

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$93.60

THIS INDENTURE WITNESSETH: That

Kevin McGhee, a single person,

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

Ethan Noah Tobul, a single man,

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.

4FBDE597-4A4B-43BA-83C8-ECA220D8C47D --- 2023/11/14 14:24:47 -8:00 --- Remote Notary



WITNESS my hand this 14 day of November, 2023.

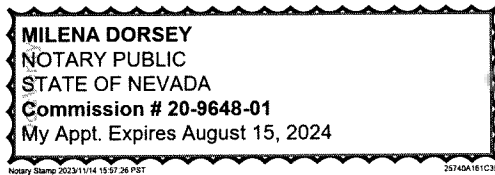
Kevin S McGhee
Signed on 2023/11/14 14:57:26 -8:00

Kevin McGhee

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me this 14 day of November, 2023 by Kevin McGhee.


Notary
Signed on 2023/11/14 14:57:26 -8:00
My Commission Expires: 08/15/2024



Notarial act performed by audio-visual communication



EXHIBIT "A"
LEGAL DESCRIPTION

BEING PORTIONS OF THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T. 32N., R. 50E., M. D. B. & M., LYING AND BEING LEFT AND NORTHERLY OF THE LEFT OR NORTHERN 200 FOOT HIGHWAY RIGHT OF WAY LINE OF INTERSTATE ROUTE 80, STATE ROUTE 1, (IR-80, SR 1) AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION OF THE LEFT OR NORTHERN 200 FOOT HIGHWAY RIGHT OF WAY LINE OF INTERSTATE ROUTE 80, STATE ROUTE 1, (IR 80, SR-1) AND THE WEST BOUNDARY OF SECTION 12, T. 32N., R. 50E., M. D. B. & M. AT A POINT 200 FEET LEFT OF AND MEASURED RADially FROM HIGHWAY ENGINEER'S STATION "DM" 907 + 41.38 P.O.C., SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH A DISTANCE OF 30.83 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SECTION 12 A DISTANCE OF 1289.17 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THE S 1/2 OF THE SW 1/4 OF SAID SECTION 12; THENCE S. 89°46'52"E. ALONG SAID NORTHERN BOUNDARY A DISTANCE OF 2645.50 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE S. 89°44'45"E. ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 1320 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE S. 0°04'42"E. ALONG THE EAST BOUNDARY OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 17.63 FEET TO AN INTERSECTION WITH THE 200 FOOT LEFT OR NORTHERN HIGHWAY RIGHT OF WAY LINE OF IR-80, SR-1; THENCE S. 71°33'55"W. ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 3569.16 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG SAID HIGHWAY RIGHT OF WAY LINE, WITH A RADIUS OF 2800 FEET, THROUGH AN ANGLE OF 12°09'42", AN ARC DISTANCE OF 594.33 FEET TO THE POINT OF BEGINNING;

APN: 004-340-13



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) 004-340-13
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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

<input type="checkbox"/>	<input type="checkbox"/> Other	_____
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3. Total Value/Sales Price of Property:

\$24,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$24,000.00

Real Property Transfer Tax Due:

\$93.60

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, _____

Capacity Grantor

Signature [Signature]

Capacity Agent

Cheryl Rosales

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kevin McGhee

Print Name: Ethan Noah Tobul

Address: 1240 Elderberry Circle

Address: 1930 Bay Drive

City: Coeur D'Alene

City: Miami Beach

State: Id Zip: 83815

State: FL Zip: 33141

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

Print Name: WFG National Title Insurance Company

Escrow #: 23-178980

Address: 905 Railroad Street Suite 204

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED