APN: 007-396-20

Mail Tax Statement to: Christopher S. Adams and Lisa Wilcox P.O. Box 775 Eureka, Nevada 89316

When Recorded Return to: GERBER LAW OFFICES, LLP 491 4th Street Elko, Nevada 89801

**EUREKA COUNTY, NV** Total:\$290.50 CHRISTOPHER S. ADAMS

2023-251281



## **GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, PAUL COCHRAN, a single man, herein referred to as Grantor, does hereby grant, bargain and sell to CHRISTOPHER S. ADAMS, a single man, and LISA WILCOX, a single woman, as joint tenants, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

> Parcel A as shown on that certain Parcel Map for GARY and JONILYN HALL filed in the office of the County Recorder of Eureka County, State of Nevada, on September 19, 1986, as File No. 104805, being a portion of Lot 1 of Parcel A of E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

> EXCEPTING THEREFROM all the oil and gas in and under said land, reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the mobile home 1988 KIT 40x27 Serial No. L8872B20SN10935AB now situate thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this <u>30</u> day of October, 2023.

PAUL COCHRAN

STATE OF NEVADA)

): ss.

COUNTY OF ELKO)

This instrument was acknowledged before me on October 30, 2023, by PAUL COCHRAN.

KIMBERLY ROMRIELL
Notary Public
State of Nevada
Appt. No. 23-7856-06
My Appt. Expires July 25, 2027

## **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 007-396-20 b) \_\_\_\_\_ c) d) 2. Type of Property: a) \_\_\_ Vacant Land FOR RECORDER'S OPTIONAL USE ONLY b)\_\_ Single Fam. Res. d) \_\_\_ 2-4 Plex c) \_\_\_ Condo/Twnhse Book: Page: e) \_\_\_ Apt. Bldg f) Comm'l/Ind'l Date of Recording: g) \_\_\_ Agricultural h) X Mobile Home Notes: \_\_\_ Other 3. Total Value/Sales Price of Property 65.000.00 Deed in Lieu of Foreclosure Only (value of Property) Transfer Tax Value: Real Property Transfer Tax Due 253.50 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explanation 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 Attorney TRAVIS GERBER Signature Capacity **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: Paul Cochran Print Name: Christopher S. Adams and Lisa Wilcox Address: P.O. Box 4 Address: P.O. Box 775 City: Eureka City: Eureka State: Nevada Zip: 89316 State: Nevada Zip: 89316 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_ Address: 491 4th Street State: Nevada Zip: 89801 City: Elko

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

STATE OF NEVADA