

A.P.N. No.:	002-027-17
R.P.T.T.	\$ 62.40
File No.:	2173511
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
David Lloyd Sefton	
4074 Eureka Ave	
Crescent Valley, NV 89821	

EUREKA COUNTY, NV	2023-251353
RPTT:\$62.40 Rec:\$37.00	
\$99.40 Pgs=2	12/15/2023 01:48 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Government Land Sales, Inc., an Idaho Corporation, who acquired Title as Government Land Sales

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

David Lloyd Sefton, an unmarried man,

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

Lot 23, Block 2, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in deed from SOUTHERN PACIFIC LAND COMPANY to H.I. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.

***SUBJECT TO:**

1. Taxes for the fiscal year; 2023-2024
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: December 14, 2023

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

Government Land Sales, Inc.

By: Todd VanDehey
Todd VanDehey, President

State of Idaho)
County of Ada) ss

This instrument was acknowledged before me on the 14th day of December, 2023
By: Todd VandeHey as President of Government Land Sales, Inc.

Signature: J. Luzenski
Notary Public

My Commission Expires: March 26, 2027

J. LUZENSKI
Notary Public - State of Idaho
Commission Number 20211516
My Commission Expires Mar 26, 2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-027-17
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 \$ 15,995.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 15,995.00
d. Real Property Transfer Tax Due \$ 62.40

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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
Todd VanDehey, President

Signature _____ Capacity _____ Grantee
Nelson C. Nelson, agent for Stewart Title

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

Print Name: Government Land Sales, Inc.
Address: PO Box 191051
City: Boise
State: ID Zip: 83719

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

Print Name: David Lloyd Sefton
Address: 4074 Eureka Ave
City: Crescent Valley
State: NV Zip: 89821

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

Print Name: Stewart Title Company Escrow # 2173511
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED