

APN#: 00107116, 00107117  
Escrow No. 23-184517

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Mehtar Holdings, LLC  
111 N Main St  
NV 89316

EUREKA COUNTY, NV	<b>2023-251360</b>
RPTT:\$1170.00 Rec:\$37.00	
\$1,207.00 Pgs=3	<b>12/22/2023 11:33 AM</b>
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,170.00

THIS INDENTURE WITNESSETH: That

**Maria Del Refugio Adriana Urena, an unmarried woman,**

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

**Mehtar Holdings, LLC, a Nevada limited liability company**

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 21 day of December, 2023.

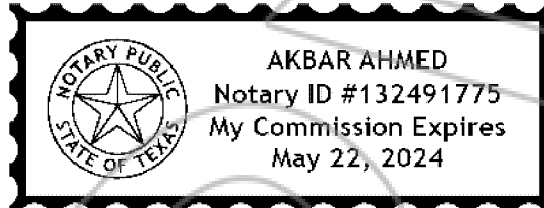
*Maria Del Refugio Adriana Urena*

Maria Del Refugio Adriana Urena

AA  
STATE OF ~~NEVADA~~ Texas  
COUNTY OF Collin

This instrument was acknowledged before me this 21 day of December, 2023 by Maria Del Refugio Adriana Urena.

*Akbar Ahmed*  
Notary Public for Nevada Akbar Ahmed  
My Commission Expires: 5/22/2024



Completed via Remote Online Notarization using 2 way Audio/Video technology.

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

LOT 2, BLOCK 21: (ADJUSTED DESCRIPTION OF LOT 2)

A PARCEL OF LAND LOCATED WITHIN SECTION 13, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., TOWN OF EUREKA, EUREKA COUNTY, NEVADA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF BLOCK 21 AS SHOWN ON THE MAP OF EUREKA TOWNSITE FILED IN THE OFFICE OF THE EUREKA COUNTY RECORDER UNDER FILE NO. 127448, CORNER NO. 1, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 17°50' WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUEL STREET FOR A DISTANCE OF 16.00 FEET TO CORNER NO. 2,

THENCE SOUTH 72°09'55" WEST, ALONG THE ADJUSTED BOUNDARY LINE BETWEEN LOTS 2 AND 3 OF BLOCK 21 OF EUREKA TOWNSITE FOR A DISTANCE OF 111.21 FEET TO CORNER NO. 3, A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTH 17°44' EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET FOR A DISTANCE OF 16.00 FEET TO CORNER NO. 4, A POINT DESCRIBED AS BEING THE MOST WESTERLY CORNER OF LOT 1, BLOCK 21, EUREKA TOWNSITE;

THENCE NORTH 72°09'56" EAST, ALONG THE ORIGINAL BOUNDARY LINE BETWEEN LOTS 1 AND 2 AS SHOWN ON SAID EUREKA TOWNSITE MAP FOR A DISTANCE OF 111.24 FEET TO CORNER NO. 1, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

LOT 3, BLOCK 21: (ADJUSTED DESCRIPTION OF LOT 3)

A PARCEL OF LAND LOCATED WITHIN SECTION 13, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., TOWN OF EUREKA, EUREKA COUNTY, NEVADA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 OF BLOCK 21 AS SHOWN ON THE MAP OF EUREKA TOWNSITE FILED IN THE OFFICE OF THE EUREKA COUNTY RECORDER UNDER FILE NO. 127448;

THENCE NORTH 17°50' WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUEL STREET FOR A DISTANCE OF 16.00 FEET TO CORNER NO. 1, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING NORTH 17°50' WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BUEL STREET FOR A DISTANCE OF 48.80 FEET TO CORNER NO. 2, A POINT WHICH IS DESCRIBED AS BEING THE MOST EASTERLY CORNER OF LOT 4, BLOCK 21 OF EUREKA TOWNSITE;

THENCE SOUTH 72°10' WEST, ALONG THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 OF BLOCK 21 OF EUREKA TOWNSITE FOR A DISTANCE OF 111.12 FEET TO CORNER NO. 3, A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTH 17°44' EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET FOR A DISTANCE OF 48.80 FEET TO CORNER NO. 4;

THENCE NORTH 72°09'55" EAST, ALONG THE ADJUSTED BOUNDARY LINE BETWEEN LOTS 2 AND 3 FOR A DISTANCE OF 111.21 FEET TO CORNER NO. 1, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

APN: 00107116, 00107117

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) **00107116**  
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"/> Other	_____
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**3. Total Value/Sales Price of Property:**

**\$300,000.00**

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

**\$300,000.00**

Real Property Transfer Tax Due:

**\$1,170.00**

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 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 *Maria Del Refugio Adriana Urena*

Capacity Grantor

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: **Maria Del Refugio Adriana Urena**

Address: **PO Box 233**

City: **Eureka**

State: **NV**

Zip: **89316**

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

Print Name: **Mehar Holdings, LLC**

Address: **111 N Main St**

City: \_\_\_\_\_

State: **NV**

Zip: **89316**

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **23-184517**

Address: **330 S Rampart Blvd, Suite 350**

City: **Las Vegas**

State: **NV**

Zip: **89145**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED