

<b>A.P.N. No.:</b>	003-083-02
<b>R.P.T.T.</b>	\$ 39.00
<b>File No.:</b>	2196774
<b>Recording Requested By:</b>	
	<b>Stewart Title Company</b>
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
	Gabriel N. Chroust
	1641 S Dandelion St, Unit 4
	Pahrump, NV 89048

EUREKA COUNTY, NV  
RPTT:\$39.00 Rec:\$37.00  
\$76.00 Pgs=2  
STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

**2023-251365**

12/29/2023 10:44 AM

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Celia S. McCabe, a widow**

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

**Gabriel N. Chroust, a single man,**

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

Lot 8, Block 11, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, 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: 12 / 20 / 2023

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

Celia S. McCabe  
Celia S. McCabe

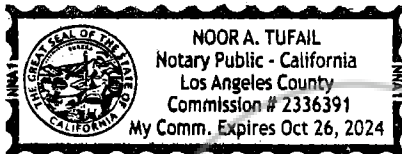
State of California )  
 ) ss

County of Los Angeles )

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2023  
By: Celia S. McCabe

Signature: Noor A. Tufail  
Notary Public

My Commission Expires: Oct 26, 2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 003-083-02  
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      \$ 9,999.00  
b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
c. Transfer Tax Value:      \$ 9,999.00  
d. Real Property Transfer Tax Due      \$ 39.00

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: 100.00%**

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 Celia S. McCabe      Capacity      Grantor  
Celia S. McCabe  
Signature \_\_\_\_\_      Capacity      Grantee  
Gabriel N. Chroust

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

Print Name: Celia S. McCabe  
Address: 9444 Armley Ave  
City: Whittier  
State: CA      Zip: 90603

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

Print Name: Gabriel N. Chroust  
Address: 1641 S Dandelion St, Unit 4  
City: Pahrump  
State: NV      Zip: 89048

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

Print Name: Stewart Title Company      Escrow # 2196774  
Address: 810 Idaho St  
City: Elko      State: NV      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED