

A.P.N. No.:	004-410-04
R.P.T.T.	\$ 146.25
File No.:	2178744
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Ethan Noah Tobul	
1930 Bay Drive PH 1	
Miami Beach, FL 33141	

EUREKA COUNTY, NV
RPTT:\$146.25 Rec:\$37.00
\$183.25 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2023-251367

12/29/2023 01:43 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Vicki J Joy, Personal Representative of the Estate of James M Kline, aka James Matthew Kline, aka James Kline, aka Jim Kline, aka James Paul Cowley, deceased

for 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:

Parcel 1 as shown on that certain Parcel Map for James M. and Helen M. Kline filed in the office of the County Recorder of Eureka County, State of Nevada, on September 21, 1998, as File Number 170683, being a portion of Section 14, Township 32 North Range 50 East, M.D.B.&M..

SUBJECT TO:

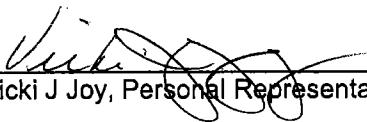
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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 27, 2023


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

Estate of James M Kline, aka James Matthew Kline,
aka James Kline, aka Jim Kline, aka James Paul
Cowley, deceased

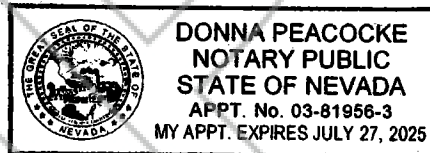
By: 
Vicki J Joy, Personal Representative

State of Nevada)
County of Lyon) ss

This instrument was acknowledged before me on the 27th day of December, 2023
By: _____ as _____ of Vicki J Joy,
Personal Representative of the Estate of James M Kline, aka James Matthew Kline, aka James Kline,
aka Jim Kline, aka James Paul Cowley, deceased

Signature: 
Notary Public

My Commission Expires: Donna Peacocke
07/27/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-410-04
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

\$ 37,500.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 37,500.00

d. Real Property Transfer Tax Due

\$ 146.25

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain 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 _____

Grantor

Vicki J Joy

Signature _____

Capacity _____

Escrow Agent

Trish Blaylock

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Vicki J Joy, Personal Representative of the Estate of James M Kline, aka James Matthew Kline, aka James Kline, aka Jim Kline, aka James Paul Cowley, deceased

Address: 123 Hood Dr

City: Dayton

State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ethan Noah Tobul

Address: 1930 Bay Drive PH 1

City: Miami Beach

State: FL Zip: 33141

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

Print Name: Stewart Title Company

Escrow # 2178744

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED