

A.P.N. No.:	004-410-03
R.P.T.T.	\$1,072.50
File No.:	2195527
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jason O Reynolds	
<i>10 Box 2567</i>	
<i>Elko, NV 89803</i>	

EUREKA COUNTY, NV	2023-251370
RPTT:\$1072.50 Rec:\$37.00	
\$1,109.50 Pgs=2	12/29/2023 02:39 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

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 James Paul Cowley

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

Jason O Reynolds, a single man,

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

Parcel 3 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 May 20, 1998, as File No. 170128, and amendment thereto, recorded September 21, 1998, as File No. 170682, 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-410-03
 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 \$ 275,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 275,000.00
 d. Real Property Transfer Tax Due \$ 1,072.50

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 Grantee
Jason O Reynolds

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 James Paul Cowley
 Address: 123 Hood Dr
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jason O Reynolds
 Address: PO BOX 2567
 City: ELKO
 State: NV Zip: 89803

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2195527
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED