

APN: 007-250-37

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$499.20 Rec:\$37.00
Total:\$536.20
HOWARD & KATHY HILL

2024-251635
01/23/2024 03:09 PM
Pgs=4

SEND TAX STATEMENTS TO:

LuEtta F. Kivi
PO Box 551
Eureka, NV 89314

WHEN RECORDED RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801



KATHERINE J. BOWLING, CLERK RECORDER

Pursuant to NRS 239B.030, this document
DOES NOT contain the Social Security number
of any person or persons.

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **HOWARD HILL, SR.**, and **KATHY M. HILL (also known as KATHY HILL)**, husband and wife, as Grantors, do hereby grant, bargain, sell and convey to **LUETTA F. KIVI**, an unmarried woman as her sole and separate property, as Grantee, and to the heirs, administrators, successors and assigns of the Grantee, forever, all that certain property located in the County of Eureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

[SIGNATURES ON FOLLOWING PAGE]

TO HAVE AND TO HOLD the property, with all appurtenances, to the Grantee, and the heirs, administrators, successors and assigns of the Grantee, forever.

SIGNED this 23 day of January 2024.

GRANTORS:

By: Howard Hill
HOWARD HILL, SR.

By: Kathy M. Hill
KATHY M. HILL (also known as KATHY HILL)

STATE OF NEVADA
COUNTY OF Eureka

On this 23 day of January, 2024, before me, a notary public, personally appeared **HOWARD HILL, SR.**, and **KATHY M. HILL (also known as KATHY HILL)**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

Kathy Bowling
NOTARY PUBLIC



EXHIBIT "A"
"Real Property"

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

APN: 007-250-37

PARCEL NO. 1 ON THAT CERTAIN PARCEL MAP FILED
IN THE OFFICE OF THE COUNTY RECORDER OF
EUREKA COUNTY, NEVADA, ON SEPTEMBER 5, 2023,
AS FILE NO. 250942.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-250-37
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 127,838⁰⁰

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 499.20

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 Kathy M. Hill Capacity grantor

Signature _____ Capacity _____

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

Print Name: Howard & Kathy Hill
Address: PO Box 853
City: Eureka
State: NV Zip: 89316

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

Print Name: LuEtta Kivi
Address: PO Box 551
City: Eureka
State: NV Zip: 89316

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED