

APN: 007-250-38

SEND TAX STATEMENTS TO:

John & Linda Bagley

*3585 Euclid St.
Reno, NV 89506*

WHEN RECORDED RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$5.85 Rec:\$37.00
Total:\$42.85
HOWARD & KATHY HILL

2024-251636
01/23/2024 03:10 PM
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00019602202402516360050058
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 **JON BAGLEY** and **LINDA BAGLEY**, husband and wife, as community property with right of survivorship, as Grantees, and to the heirs, administrators, successors and assigns of the Grantees, 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.

EXCEPTING THEREFROM all oil and gas ins aid land, reserved by the United States of America in Patent recorded January 22, 1965, in Book 6, Page 407 of the Official Records of Eureka County, Nevada.

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]

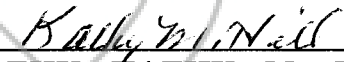
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TO HAVE AND TO HOLD the property, with all appurtenances, to the Grantee, and the heirs, administrators, successors and assigns of the Grantees, forever.

SIGNED this 23 day of January 2024.

GRANTORS:

By: 
HOWARD HILL, SR.

By: 
KATHY 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.


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: 007-250-38

PARCEL NO. 2 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) 007-250-38
- 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

Deed in Lieu of Foreclosure Only (value of property) \$ 4,009⁰²
Transfer Tax Value: \$ 5
Real Property Transfer Tax Due \$ 5.85

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. Nick Capacity grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kathy & Howard Hill
Address: PO Box 853
City: EUREKA
State: NV Zip: 89310

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jane Linda Bagley
Address: 3585 Gull St.
City: Reno
State: NV Zip: 89506

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

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