

A.P.N. No.:	003-471-09
R.P.T.T.	\$ 93.60
File No.:	2230051
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Anthony Amato and Jennifer Fox	
6000 Shady Bay Street	
Las Vegas, NV 89130	

EUREKA COUNTY, NV		2024-251661
RPTT:\$93.60	Rec:\$37.00	
\$130.60	Pgs=2	02/09/2024 10:07 AM
STEWART TITLE ELKO		
KATHERINE J. BOWLING, CLERK RECORDER		

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Laura Boles-Hamilton, an unmarried woman

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

Anthony Amato and Jennifer Fox, husband and wife, as joint tenants with right of survivorship,

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

Parcel 12 as shown on that certain Map of Division Into Large Parcels for Cattlemens Title Guarantee as Trustee for Tehama Holdings, Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B.&M.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, Book 25, Page 290, Deed Records of Eureka County, Nevada.

***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: 2.5.24

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

Laura Boles-Hamilton
Laura Boles-Hamilton

State of Oregon)
) ss
County of Douglas)

This instrument was acknowledged before me on the 5 day of February, 2024
By: Laura Boles-Hamilton

Signature: Lori Jo Kerry
Notary Public
for Oregon
My Commission Expires: 9-17-2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-471-09
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

\$ 24,000.00

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

(_____)

c. Transfer Tax Value:

\$ 24,000.00

d. Real Property Transfer Tax Due

\$ 93.60

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 _____

Laura Boles-Hamilton

Capacity _____

Laura Boles-Hamilton

Signature _____

Anthony Amato

Capacity _____

Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Laura Boles-Hamilton

Address: 214 Shadow Ranch Lane

City: Roseburg

State: OR Zip: 97470

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anthony Amato and Jennifer Fox

Address: 6000 Shady Bay Street

City: Las Vegas

State: NV Zip: 89130

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

Print Name: Stewart Title Company

Escrow # 2230051

Address: 810 Idaho St

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED