

EUREKA COUNTY, NV
LAND-GRT
Rec:\$37.00
Total:\$37.00

2024-251744
03/13/2024 08:22 AM

Pgs=3

DUANE & VALERIE REYNOLDS

RECORDING REQUESTED BY AND:

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

Duane and Valerie Reynolds
625 E 2750 North
North Ogden, UT 84414



APN: 005-09-002

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a social security number.

Duane Lynn Reynolds, Successor Trustee of The Dolores Mardell Abbott Revocable Trust dated January 25, 2018, the GRANTOR,

For the consideration of EXEMPT—transfer to beneficiary of a trust without consideration in hand paid, does hereby grant, bargain, and sell forever to the grantee

Duane Lynn Reynolds and Valerie Reynolds, husband and wife as joint tenants, the GRANTEES,

All right, title, and interest in and to the following real property in the County of Eureka, State of Nevada, legally described as:

The Northeast Quarter (NE-1/4) of the Northwest Quarter (NW-1/4) and the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of Section 19, Township 31 North, Range 49 East, M.D.B. & M.

Commonly known as: n/a

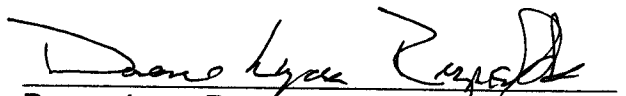
Source of Title:

Official Records of the Eureka County, Nevada Recorder's Office, Book 248 Page 212, Dated June 22, 2003.

The successor Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

The Dolores Mardell Abbott Revocable Trust
dated January 25, 2018

Dated: January 5, 2023


Duane Lynn Reynolds, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF KERN

On January 5, 2023, before me, Diana P. Wade, a Notary Public, personally appeared

Duane Lynn Reynolds


who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Seal


Notary Public Signature

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-090-002
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

\$ 10,022.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #7

b. Explain Reason for Exemption: TRANSFER OF TITLE FROM
A TRUST - WITHOUT CONSIDERATION -

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 [Signature] Capacity TRUSTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) REV. TRUST

Print Name: DOLORES MAZDELLA BOTT

Address: 707 SOUTH PAULY ST.

City: TAKOMA PARK

State: CALIF. Zip: 93561

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: DUANE LYNN REYNOLDS

Address: 625 E 2750 N

City: NORTH OGDEN

State: UTAH Zip: 84414

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