

A.P.N. No.:	007-380-52
R.P.T.T.	\$1,240.20
File No.:	2248915
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Richard Tsosie and Mohea Nyree Tsosie	
PO Box 823	
Eureka, NV 89316	

EUREKA COUNTY, NV	2024-251749
RPTT:\$1240.20 Rec:\$37.00	
\$1,277.20 Pgs=3	03/15/2024 03:31 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tyler Thomas and Tracy Thomas** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard Tsosie and Mohea Nyree Tsosie, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel 3, Lot A as shown on that certain Parcel Map for CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1995, as File No. 159637, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B & M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965 , in Book 9, Page 422 , Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/ 2 of all mineral rights, oil or gas lying in and under said land a reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, 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: March 11, 2024

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

Tyler Thomas

Tracy Thomas

Tracy Thomas

State of Nevada

)
) ss
)

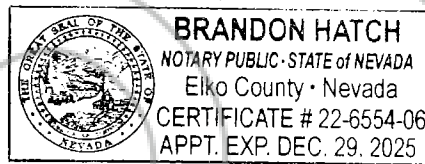
County of Elko

This instrument was acknowledged before me on the 11 day of March, 2024
By: Tyler Thomas and Tracy Thomas

Signature:

Notary Public

My Commission Expires: _____



Tyler Thomas

Tracy Thomas

State of Nevada

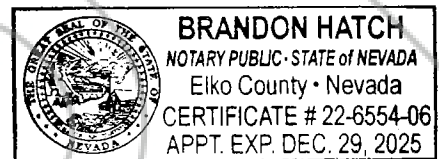
)
) ss
)

County of Elko

This instrument was acknowledged before me on the 12 day of March, 2024
By: Tyler Thomas and ~~Tracy Thomas~~

Signature: Brandon Hatch
Notary Public

My Commission Expires: 12/29/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-380-52
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

\$ 318,000.00

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

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c. Transfer Tax Value:

\$ 318,000.00

d. Real Property Transfer Tax Due

\$ 1,240.20

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 Tyler Thomas

Capacity _____ Grantor _____

Signature _____
Richard Tsosie

Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tyler Thomas and Tracy Thomas

Address: PO Box 1216

City: Carlin

State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard Tsosie and Mohea Tsosie

Address: PO Box 823

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow # 2248915

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED