

# GRANT, BARGAIN, and SALE DEED

APN: 007.392.03

EUREKA COUNTY, NV  
LAND-GBS  
Rec:\$37.00  
Total:\$37.00  
JANA ROWE

2024-251908  
04/01/2024 12:09 PM  
Pgs=2

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Jana Rowe  
Address: PO Box 872  
City/State/Zip: Eureka, NV 89316



THIS INDENTURE WITNESS That the GRANTOR(S): Jana Rowe

\_\_\_\_\_ for and in consideration of  
zero Dollars (\$ 0 ) the receipt of which is hereby  
acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S):  
Briana Julian Fromm, Jana L Rowe whose address is  
(if applicable): 380 Frontier St., situate in  
the City of Eureka, County of Eureka, State of Nevada.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:  
Lot 4 as shown on that certain Parcel Map for E and R INC. filed in the office of the County  
Recorder of Eureka County, State of Nevada, on October 1, 1984, as File No. 96029, being a  
portion of Parcel "G" of the Large Division Map of E1/2 Section 17, 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  
U.S.A., in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County,  
Nevada.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way  
appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on 4.1.2024

Jana Rowe  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

Jana Rowe  
Print or type name here

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA )  
                                  )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) 04.01.2023  
By (person(s) appearing before notary public) BRANDY MAHONEY

Brandy Mahoney  
Notary Public

My Commission expires: SEPT 15, 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-392-03  
 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) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Mother to Daughter

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 Jana Rowe Capacity Grantor + Grantee  
 Signature Briana Fromm Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jana Rowe  
 Address: 380 Frontier St. / Po Box 872  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Briana Fromm  
 Address: 380 Frontier St. PO Box 144  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_