

APN#: 002-019-13, 002-019-29  
Escrow No. 24-121406

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Mehtar Holdings LLC  
PO Box 184  
Eureka, NV 89316

EUREKA COUNTY, NV	<b>2024-251910</b>
RPTT:\$975.00 Rec:\$37.00	
\$1,012.00 Pgs=3	04/02/2024 11:49 AM
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$975.00

THIS INDENTURE WITNESSETH: That

**Brad SeEVERS and Debbie SeEVERS, Husband and Wife as community property with rights of survivorship** for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Mehtar Holdings LLC, a Nevada limited liability company**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- SUBJECT TO:
1. Taxes for the fiscal year 2024-2025.
  2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 29 day of March, 2024.

*Brad Seevers*

Brad Seevers

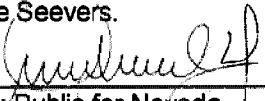


Debbie Seevers

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me this 29 day of March, 2024 by Brad Seevers and Debbie Seevers.



Notary Public for Nevada

My Commission Expires: 08/15/2024

Milena Dorsey  
Online Notary Public  
Nevada  
Clark  
Commission #: 20-9648-01  
Commission Expires: 2024-08-15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 3, 4, 26, 27, AND 28, OF BLOCK 10 OF CRESCENT VALLEY RANCH & FARMS UNIT NO, 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34081,

EXCEPTING, ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 24, 1951 IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

FURTHER EXCEPTING FROM LOTS 27 AND 28 ANY AND ALL OIL RIGHTS, INCLUDING THE RIGHT OF ENTRY FOR EXPLORATION AND PRODUCTION OF OIL OR OTHER HYDROCARBONS AS RESERVED BY NEVADA TITLE GUARANTY, A NEVADA CORPORATION, IN DEED RECORDED JANUARY 29, 1970 IN BOOK 34, PAGE 243, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA,

FURTHER EXCEPTING FROM LOTS 3 AND 26 ANY AND ALL OIL RIGHTS, INCLUDING THE RIGHT OF ENTRY FOR EXPLORATION AND PRODUCTION OF OIL OR OTHER HYDROCARBONS AS RESERVED BY FIRST AMERICAN TITLE COMPANY OF NEVADA FORMERLY KNOWN AS NEVADA TITLE GUARANTY COMPANY, A NEVADA CORPORATION, IN DEED RECORDED FEBRUARY 4, 1974 IN BOOK 47, PAGE 221, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

FURTHER EXCEPTING FROM LOT 4 ANY AND ALL OIL RIGHTS, INCLUDING THE RIGHT OF ENTRY FOR EXPLORATION AND PRODUCTION OF OIL OR OTHER HYDROCARBONS AS RESERVED BY FIRST AMERICAN TITLE COMPANY OF NEVADA FORMERLY KNOWN AS NEVADA TITLE GUARANTY COMPANY, A NEVADA CORPORATION, IN DEED RECORDED JULY 2, 1974 IN BOOK 48, PAGE 499, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

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**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**

- a) 002-019-13
- b) 002-019-29
- 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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

Other \_\_\_\_\_

3. Total Value/Sales Price of Property: \$250,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$250,000.00  
Real Property Transfer Tax Due: \$975.00

**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 *Brad Seever* Capacity Grantor

Signature Bhushan Bansal Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Brad Seevers and Debbie Seevers  
Address: 1770 Bobcat Ct.  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Mehar Holdings LLC  
Address: PO Box 184  
City: Eureka  
State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer**

Print Name: WFG National Title Insurance Company Escrow #: 24-121406  
Address: 7450 Arroyo Crossing Parkway, Suite 270  
City: Las Vegas State: NV Zip: 89113