

APN: 005-120-05

Mail Tax Statement to:

Rita Ann Stitzel, Trustee
211 Maple Avenue
Winnemucca, Nevada 89445-2608

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

EUREKA COUNTY, NV	2024-251914
RPTT:\$390.00 Rec:\$37.00	
\$427.00 Pgs=3	04/03/2024 03:10 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, HENRIETTA VICTORIA MORIN, also known as VICTORIA MORIN, a single woman, and DAVID LEE ELLER, a widower, herein referred to as Grantors, do hereby grant, bargain and sell to RITA ANN STITZEL, Trustee of the RITA ANN STITZEL REVOCABLE LIVING TRUST dated November 14, 2002, herein referred to as Grantee, and to her successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All;

EXCEPTING THEREFROM all that portion of said land as conveyed to Western Pacific Railway Company in deed recorded February 20, 1909 in Book 16, Page 108, and in deed recorded April 26, 1909 in Book 16, Page 269, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantee, and to her successors and assigns forever.

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IN WITNESS WHEREOF, the Grantors have signed this Deed this _____ day of _____, 2024.

DAVID LEE ELLER

Henrietta Victoria Morin
HENRIETTA VICTORIA MORIN, also
known as VICTORIA MORIN

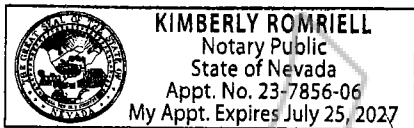
STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2024, by DAVID LEE ELLER.

NOTARY PUBLIC

STATE OF Nevada)
: ss.
COUNTY OF Elko)

This instrument was acknowledged before me on the 15th day of March, 2024, by HENRIETTA VICTORIA MORIN, also known as VICTORIA MORIN.



Kimberly Romriell
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-120-05
 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 \$ 100,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$ 100,000.00
 Real Property Transfer Tax Due \$ 390.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explanation Reason for Exemption : _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Travis Geber* Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David Lee Eller Victoria Murin
 Address: P.O. Box 582
 City: East Helena
 State: MT Zip: 59635

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rita Ann Stitzel, Trustee
 Address: 211 Maple Avenue
 City: Winnemucca
 State: NV Zip: 89445

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Gerber Law Offices, LLP Escrow #: _____
 Address: 491 4th Street
 City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED