

APN#: 005-170-57  
Escrow No. 24-129028

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Dale Arinno and Wendy Arinno  
2040 Pickering Ave  
Spring Creek, NV 89815

EUREKA COUNTY, NV	<b>2024-251923</b>
RPTT:\$347.10 Rec:\$37.00	
\$384.10 Pgs=3	<b>04/11/2024 08:55 AM</b>
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$347.10**

THIS INDENTURE WITNESSETH: That

**Tyler James Nelson, a married man as his sole and separate property,**

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Dale Arinno and Wendy Arinno, husband and wife as joint tenants,**

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 2023-2024.
  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 8 day of April, 2024

  
Tyler James Nelson

**Tyler James Nelson**



CHRISTIE M FERQUEST  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 04-91921-12  
My Appt Expires October 26, 2024

STATE OF NEVADA

COUNTY OF LYON

This instrument was acknowledged before me this 8 day of April, 2024 by Tyler James Nelson.

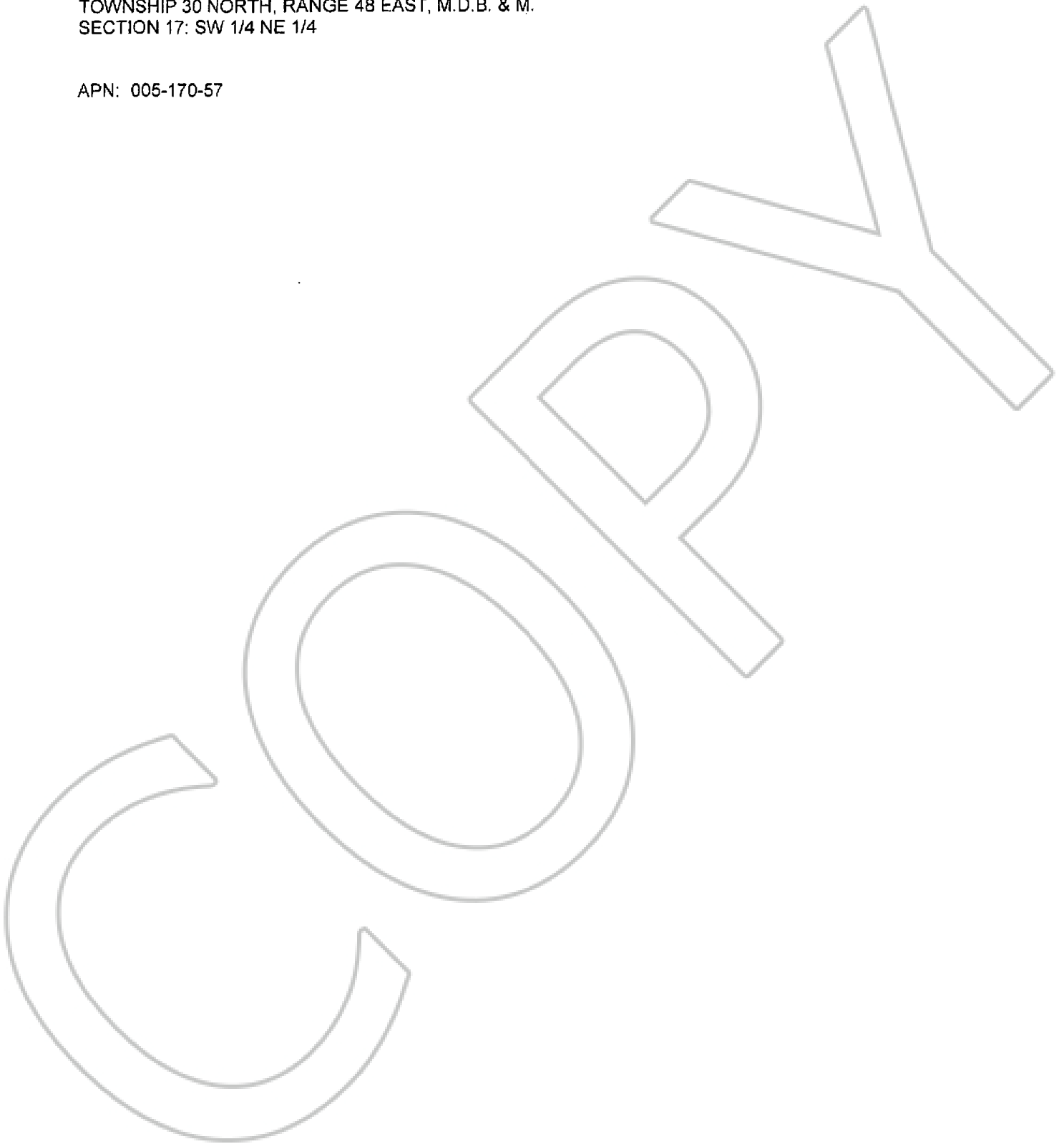
  
Notary Public for Nevada

My Commission Expires: 10/26/2024

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

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.  
SECTION 17: SW 1/4 NE 1/4

APN: 005-170-57



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) **005-170-57**  
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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

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

<input type="checkbox"/> Other	
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**3. Total Value/Sales Price of Property:**

**\$89,000.00**

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

**\$89,000.00**

Real Property Transfer Tax Due:

**\$347.10**

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
b. Explain 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** \_\_\_\_\_

**Capacity** Grantor

**Signature** \_\_\_\_\_

**Capacity** Grantee Agent

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

Print Name: **Tyler James Nelson**

Address: **1479 Riverpark Pkwy**

City: **Dayton**

State: **NV**

Zip: **89403**

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

Print Name: **Dale Arinno and Wendy Arinno**

Address: **2040 Pickering Ave**

City: **Spring Creek**

State: **NV**

Zip: **89815**

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **24-129028**

Address: **7450 Arroyo Crossing Parkway, Suite 270**

City: **Las Vegas**

State: **NV**

Zip: **89113**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED