

APN: 007-370-31

Recording Requested By
and Return to:

Stewart Title Company

810 Idaho Street, Elko NV 89801

EUREKA COUNTY, NV
RPTT:\$2242.50 Rec:\$37.00
\$2,279.50 Pgs=3

2024-251926

04/11/2024 11:49 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

The undersigned affirms that
this document does not contain
a social security number.

Grantees' Address/

Mail tax statement to:

HC 62 Box 62640

Eureka, NV 89316

2130749-BC

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 1st day of
April, 2024, by and between **DANIEL EVAN GROTH**, a single
man, Grantor, and **CHAD DANIEL SESTANOVICH** and **ANDREA MICHON**
SESTANOVICH, husband and wife, as community property with right of
survivorship, Grantees.

W I T N E S S E T H:

FOR VALUABLE CONSIDERATION RECEIVED, Grantor does hereby
grant, bargain, sell and convey unto the said Grantees, as community property
with right of survivorship, and to the assigns, heirs, executors, administrators and
successors of the survivor, forever, all those certain lots, pieces, or parcels of
land situate, lying and being in the County of Eureka, State of Nevada, and more
particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for Donald E. and
Alberta J. Morrison, filed in the office of the County Recorder of
Eureka County, State of Nevada, on November 30, 1991, as File No.
138482, being a portion of Section 21 and 22, Township 20, North,
Range 53 East, M.D.B.&M.

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

EXCEPTING THEREFROM all oil and gas in and under said land, reserved by the United States of America in Patent recorded September 30, 1965, in Book 8, Page 463, Official Records of Eureka County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon, excepting the two (2) storage sheds.

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.

SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, as community property with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

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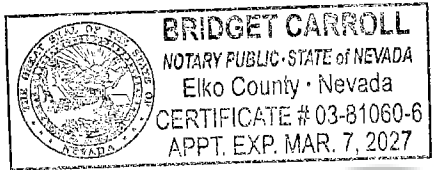
IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first hereinabove written.

GRANTOR:

Daniel Evan Groth
DANIEL EVAN GROTH

STATE OF NEVADA)
 : ss.
COUNTY OF Elko)

This instrument was acknowledged before me on April 1st, 2024, by **DANIEL EVAN GROTH.**



Bridget Carroll
NOTARY PUBLIC

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-370-31
 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 \$ 575,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 575,000.00
 d. Real Property Transfer Tax Due \$ 2,242.50

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 _____ Capacity Grantor
Daniel Eyan Groth
 Signature *Chad Daniel Sestanovich* Capacity Grantee
Chad Daniel Sestanovich

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel Eyan Groth
 Address: P.O. Box 343
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Chad Daniel Sestanovich and
Andrea Michon Sestanovich
 Address: 460 County Road 101
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2136749
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature *Daniel Evan Groth* Capacity Grantor
 Daniel Evan Groth

Signature _____ Capacity Grantee
 Chad Daniel Sestanovich

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