

GRANT, BARGAIN, and SALE DEED

APN: 002-017-20

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00
HEIDI HOPPER

2024-251930
04/12/2024 09:46 AM
Pgs=3

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Heidi Hopper
Address: 2261 Lander Ave
City/State/Zip: Crescent Valley, NV 89821



00019949202402519300030034

E05

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Jacob W. Felshaw
and Toni L. Felshaw

for and in consideration of _____ Dollars (\$ _____) the receipt of which is hereby
acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

Heidi Hopper and Dale Hopper whose address is
(if applicable): 374 3rd St, situate in
the City of Crescent Valley, County of Eureka, State of Nevada.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:
(Set forth legal description)

**Crescent Valley Ranch & Farms Unit #1 Block 9, Lot 11. The physical address being
2261 Lander Ave. Crescent Valley, NV 89821**

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 _____.

Signature of Grantor

Heidi Hopper

Print or type name here

STATE OF NEVADA

COUNTY OF EUREKA

This instrument was acknowledged before me on (date) 04/12/24

By (person(s) appearing before notary public) Jacob Felshaw

Notary Public

My Commission expires: June 30th, 2027

Signature of Grantor

Jacob Felshaw

Print or type name here



ANGELIEK M. ARD
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 23-655406 Expires June 30, 2027

GRANT, BARGAIN, and SALE DEED

APN: 002-017-20

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: _____

Address: _____

City/State/Zip: _____

THIS INDENTURE WITNESS That the GRANTOR(S): Jacob W. Felshaw
and Toni L. Felshaw, for and in consideration of

_____ Dollars (\$) the receipt of which is hereby
acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

_____ whose address is

(if applicable): _____, situate in

the City of _____, County of _____, State of _____.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)

Crescent Valley Ranch & Farms Unit #1 Block 9, Lot 11.
The physical address being 2261 Lander Ave. Crescent Valley, NV 89821

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 _____.

Toni L. Felshaw
Signature of Grantor

Signature of Grantor

Toni L. Felshaw
Print or type name here

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) 04/09/2024

By (person(s) appearing before notary public) Toni L. Felshaw

Angeliek M. Ard
Notary Public

My Commission expires: June 30th 2027



ANGELIEK M. ARD
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 23-6364-08 - Expires June 30, 2027
(Notary Stamp)

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 00201720
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

\$ 9,338

Deed in Lieu of Foreclosure Only (value of property) (8)

Transfer Tax Value: \$ 37.05

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: son to mother

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 Jacob Felsman Capacity Grantor

Signature Heidi Hopper Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jacob Felsman
Address: 825 37th St
City: South Ogden
State: UT Zip: 84403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Heidi Hopper
Address: 374 3rd St
City: Vescent Valley
State: NV Zip: 89821

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED