

A.P. No. 003-032-10
Escrow No. 121-2673342-tw/lf
R.P.T.T. \$234.00

WHEN RECORDED RETURN TO:

Jaye Guy and Mary Ann Guy
337 Pebble Lane
Crescent Valley, NV 89821

MAIL TAX STATEMENTS TO:

Jaye Guy and Mary Ann Guy
337 Pebble Lane
Crescent Valley, NV 89821

EUREKA COUNTY, NV

2024-251957

RPTT:\$234.00 Rec:\$37.00

\$271.00 Pgs=2

04/22/2024 02:56 PM

FIRST AMERICAN TITLE SPARKS

KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eileen L. Hogue and Ronald G. Hogue, wife and husband who acquired title as Eileen L. Hogue (mother) as to 50% interest and Ronald G. Hogue (father) as to 50% interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Jaye Guy and Mary Ann Guy, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 4, Block 11 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 3, according to the Official Map thereof recorded November 5, 1959 as File No. 34551, filed in the Office of the County Recorder of Eureka County, State of Nevada.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 4-17-2024

Eileen L. Hogue

Eileen L. Hogue

Ronald G. Hogue

Ronald G. Hogue

STATE OF California)
COUNTY OF Sacramento) ss.

This instrument was acknowledged before me on
April 17, 2024 by
Eileen L. Hogue and Ronald G. Hogue.

[Signature]
Notary Public
(My commission expires: 11-9-2027)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
_____ under Escrow No. 121-2673342



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-032-10
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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$60,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$60,000.00
d) Real Property Transfer Tax Due \$234.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Eileen L. Hogue

Capacity: Grantor

Signature: Ronald G. Hogue

Capacity: Grantor

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

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

Eileen L. Hogue and Ronald G.

Jaye Guy and Mary Ann

Print Name: Hogue

Print Name: Guy

Address: Post Office Box 5157

Address: 337 Pebble lane

City: El Dorado Hills

City: Crescent Valley

State: CA Zip: 95762

State: NV Zip: 89821

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

First American Title Insurance

Print Name: Company

File Number: 121-2673342 tw/ tw

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)