

GRANT, BARGAIN, and SALE DEED

07-271-00 03-011-05
APN: #07-271-6 / 03-011-05

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$27.30 Rec:\$37.00
Total:\$64.30
MATTHEW ARNEY

2024-251966
04/25/2024 02:29 PM
Pgs=2

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Matthew Arney
Address: 266 Cobble Ln
City/State/Zip: Crescent Valley NV 89821



00019988202402519660020023

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Peggy Wilhelm

for and in consideration of _____ Dollars (\$ 0) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

Matthew Arney whose address is

(if applicable): 266 Cobble Ln, 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)

Lot 4, Block 8, Crescent Valley Ranch & Farms Unit #3;
Lot 3, Block 8, Crescent Valley Ranch & Farms Unit #3, as
recorded, Section 17, Township 29N, Range 48E, Eureka County, State of
Nevada.

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

Peggy Wilhelm
Signature of Grantor

Matthew Arney
Signature of Grantor

Peggy Wilhelm
Print or type name here

Matthew Arney
Print or type name here

STATE OF NEVADA)

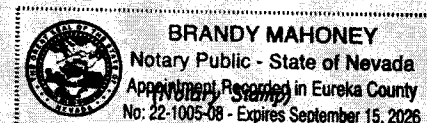
COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) 4.25.24

By (person(s) appearing before notary public) PEGGY WILHELM

Notary Public

My Commission expires: SEPT. 15, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) APN # 3-011-06
b) APN # 2-271-6
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

Deed in Lieu of Foreclosure Only (value of property) \$ 6,969
Transfer Tax Value: _____
Real Property Transfer Tax Due \$ 27.30

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 Peggy Wilhelm Capacity _____

Signature _____ Capacity _____

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

Print Name: Peggy Wilhelm
Address: 12197 Double Fork Rd
City: Greenwood
State: DC Zip: 19950

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

Print Name: Matthew Arney
Address: 1050 Connally Dr Apt: 73
City: Elko
State: NV Zip: 89801

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