

# GRANT, BARGAIN, and SALE DEED

00203806

APN: \_\_\_\_\_

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$19.50 Rec:\$37.00  
Total:\$56.50

2024-251976  
05/01/2024 08:02 AM  
Pgs=3

ERIC & JENNETTE OAKES

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Eric and Jennette Oakes

Address: 451 Fourth St.

City/State/Zip: Crescent Valley, NV 89821



00019999202402519760030036

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S):

Curtis and Carol Hill

for and in consideration of

Five Thousand

Dollars (\$ 5,000)

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

Eric and Jennette Oakes

whose address is

(if applicable): 451 Fourth 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)

Lot 7 of Block 22 of Crescent Valley Ranch and Farms, Unit No.1 as per map recorded in Eureka County, Nevada as File No. 34081

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 04/23/2024.

Carol Hill

Signature of Grantor

Curtis Hill

Signature of Grantor

Carol Hill

Print or type name here

Curtis Hill

Print or type name here

STATE OF NEVADA )

COUNTY OF EUREKA )

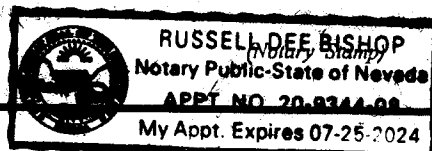
This instrument was acknowledged before me on (date) 4-23-2024

By (person(s) appearing before notary public) Carol Hill & Curtis Hill

Russell Dee Bishop

Notary Public

My Commission expires: 7-25-2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 00203806  
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**

\$ 5,000.<sup>00</sup>

Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 19.50

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Carol Hill Capacity Grantor

Signature Jennette Dakes Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Carol Hill

Address: 447 4th St

City: Crescent Valley

State: NV. Zip: 89821

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Jennette Dakes

Address: 451 4th St

City: Crescent 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