| | |
|---|---|
| **A.P.N. No.:** | 001-053-07 |
| **R.P.T.T.** | $1,021.80 |
| **File No.:** | 2279979 |
| **Recording Requested By:** | |
| **Stewart Title Company** | |
| **Mail Tax Statements To:** | *Same as below* |
| **When Recorded Mail To:** | |
| Tessa Drayton | |
| PO Box 947 | |
| Eureka, NV 89316 | |

EUREKA COUNTY, NV
RPTT:$1021.80 Rec:$37.00
$1,058.80 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

**2024-252022**
**05/09/2024 02:35 PM**

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Dwayne S. Reynolds, an unmarried man**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Tessa Drayton, a single woman,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

PARCEL 1:

Lots 5, 6, 7, 8 and 9 of Block 79, of the Town of Eureka, Nevada according to the official map thereof, filed in the office of the County Recorder, Eureka County, State of Nevada.

PARCEL 2:

All that certain real property situate within a portion of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., further described as the West Half of Nob Hill Ave. adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Dept. of the Interior, recorded in 1937, more particularly as follows:

Beginning at the Northeast corner of Said Lot 9, Block 79;
THENCE North 80°51'00" East, a distance of 22.1 feet to a point;
THENCE South 08°57'31" East, a distance of 135.12 feet to a point;
THENCE South 84°50'00" West, a distance of 22.60 feet being the Southeast corner of Lot 5, Block 79;
THENCE North 08°46'00" West, a distance of 133.55 feet along the easterly lot line of said Block 79 to the true point of beginning.

Further depicted on Record of Survey recorded April 12, 1994 as File Number 152144 of Official Records.

EXCEPTING FROM parcels 1 and 2 all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada

COPY

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4/29/2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dwayne S. Reynolds

State of NV )
) ss
County of Elko )

This instrument was acknowledged before me on the 29 day of April, 2024
By: Dwayne S. Reynolds

Signature: Brandon Hatch
Notary Public

BRANDON HATCH
NOTARY PUBLIC · STATE of NEVADA
Elko County · Nevada
CERTIFICATE # 22-6554-06
APPT. EXP. DEC. 29, 2025

My Commission Expires: 12/29/25

COPY

**STATE OF NEVADA**
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
   a) 001-053-07
   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 $ 262,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) (  )
   c. Transfer Tax Value: $ 262,000.00
   d. Real Property Transfer Tax Due $ 1,021.80

4. **If Exemption Claimed**:
   a. Transfer Tax Exemption per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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
Dwayne S. Reynolds

Signature _____ Capacity Grantee
Tessa Drayton

**SELLER (GRANTOR) INFORMATION (REQUIRED)**
Print Name: Dwayne S. Reynolds
Address: POBox 405
City: Eureka
State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Tessa Drayton
Address: POBox 947
City: Eureka
State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**
Print Name: Stewart Title Company  Escrow # 2279979
Address: 810 Idaho St
City: Elko  State: NV  Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED