

GRANT, BARGAIN, and SALE DEED

APN: 001-122-01

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$185.25 Rec:\$37.00
Total:\$222.25

2024-252048

05/17/2024 11:16 AM

Pgs=3

MICHAEL POPOVITCH



00020081202402520480030030

KATHERINE J. BOWLING, CLERK RECORDER

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: MICHAEL POPOVITCH
Address: PO BOX 228
City/State/Zip: EUREKA, NV 89316

THIS INDENTURE WITNESS That the GRANTOR(S): BRUCE C. BEATTIE

for and in consideration of

TEN Dollars (\$ 10) the receipt of which is hereby

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

MICHAEL POPOVITCH whose address is

(if applicable): 90 N MONROE ST, situate in

the City of EUREKA, County of EUREKA, State of NV.

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

(Set forth legal description)

301 RUBY HILL AVE
EUREKA, NV 89316

LOTS 1 THROUGH 6
BLOCK 54

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

Signature of Grantor

BRUCE C. BEATTIE

Print or type name here

5-16-24

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) May 16, 2024

By (person(s) appearing before notary public) Bruce C. Beattie

Notary Public

My Commission expires: 02/02/2028

see attached notary certificate

(Notary Stamp)

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Alameda)

On May 16, 2024 before me, Simarjit Manhas, Notary Public,
(here insert name and title of the officer)

personally appeared Bruce C. Beattie

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Simarjit Manhas

(Seal)



Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled for the purpose of Grant, Bargain and Sale Deed

containing 1 pages, and dated 05/16/2024

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-122-01
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

\$ 10.00

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

Transfer Tax Value: \$ 185.25

Real Property Transfer Tax Due \$ _____

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 Bruce Beattie Capacity GRANTOR

Signature [Signature] Capacity GRANTEE

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

Print Name: BRUCE BEATTIE
Address: 1648 WARD ST
City: BERKELEY
State: CA Zip: 94703

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

Print Name: MICHAEL POPOVICH
Address: 90 N MONROE ST
City: EUREKA
State: NV Zip: 89316

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