

<b>A.P.N. No.:</b>	006-050-02
<b>R.P.T.T.</b>	\$ 44.85
<b>File No.:</b>	2328050
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Amber Michelle Stanley	
3073 Neverland Dr	
New Smyrna Beach, FL 32168	

EUREKA COUNTY, NV	<b>2024-252059</b>
RPTT:\$44.85 Rec:\$37.00	
\$81.85 Pgs=5	05/30/2024 11:57 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Andrew P Anderson and Nancy Anderson, husband and wife and Larry R Isaacson and Patricia Isaacson, husband and wife**

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

**Amber Michelle Stanley, a single woman,**

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

A parcel of land located in the NE1/4 of Section 13, Township 27 North, Range 51 East, M.D.B.&M. more particularly described as follows:

Commencing at the East 1/4 corner of said Section 13;

Thence North 60°01' West, 2630.54 feet to Corner No. 1, the point of beginning;

Thence West 361.50 feet to Corner No. 2, a point on the North South 1/4 of section line of said Section 13;

Thence North along said 1/4 section line 1325.50 feet to Corner No. 3, a point on the section line 361.50 feet to Corner No. 4;

Thence South 1325.50 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM all oil, gas and minerals, on and under said land owned by grantor as reserved by S B Grant & E B Franklin LLC, in deed recorded September 1, 2011, as Document No. 218453, Official Records of Eureka County, Nevada.

**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.

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: 5/28/2024

**SIGNATURES AND NOTARY ON PAGE 3  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.**

Andrew P. Anderson  
Andrew P Anderson

Nancy J. Anderson  
Nancy Anderson

\_\_\_\_\_  
Larry R Isaacson

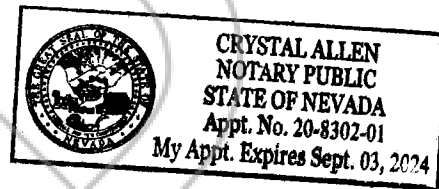
\_\_\_\_\_  
Patricia Isaacson

State of Nevada )  
County of Clark ) ss

This instrument was acknowledged before me on the 28th day of May, 2024  
By: Andrew P Anderson and Nancy Anderson

Signature: Crystal Allen  
Notary Public

My Commission Expires: 9/3/2024



State of OREGON )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By: Larry R Isaacson and Patricia Isaacson

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Andrew P Anderson

Nancy Anderson

Larry R Isaacson

## Patricia Isaacson

State of Nevada )  
 ) ss  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By: Andrew P Anderson and Nancy Anderson

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

State of OREGON )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By: Larry R Isaacson and Patricia Isaacson

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## 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 RIVERSIDE

On MAY 28 2024 before me, PHILIPPE MARQUET, NOTARY PUBLIC  
(insert name and title of the officer)

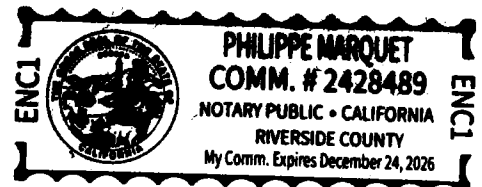
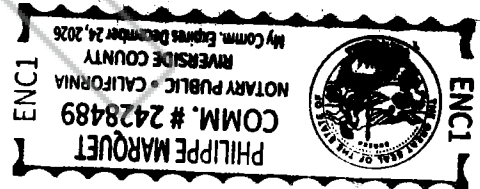
personally appeared LARRY R. ISAACSON AND PATRICIA ISAACSON  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and 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

(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 006-050-02  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. a. Total Value/Sales Price of Property**

\$ 11,500.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( \_\_\_\_\_ )

**c. Transfer Tax Value:**

\$ 11,500.00

**d. Real Property Transfer Tax Due**

\$ 44.85

**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 %**

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 \_\_\_\_\_

Andrew P Anderson  
Andrew P Anderson

Capacity \_\_\_\_\_

Grantor \_\_\_\_\_

Signature \_\_\_\_\_

Amber Michelle Stanley

Capacity \_\_\_\_\_

Grantee \_\_\_\_\_

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

Print Name: Andrew P Anderson, Nancy Anderson,  
Larry R Isaacson, and Patricia Isaacson  
Address: 3677 Miguel Lane  
City: Las Vegas  
State: NV Zip: 89120

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

Print Name: Amber Michelle Stanley  
Address: 3073 Neverland Dr  
City: New Smyrna Beach  
State: FL Zip: 32168

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

Print Name: Stewart Title Company  
Address: 810 Idaho St  
City: Elko

Escrow # 2328050  
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED