

GRANT, BARGAIN, and SALE DEED

APN: 002 013 05

EUREKA COUNTY, NV

LAND-GBS

Rec:\$37.00

Total:\$37.00

TIMOTHY CAVANAUGH

2024-252070

06/04/2024 08:21 AM

Pgs=2

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Timothy Cavanaugh
Address: 412 4th St
City/State/Zip: Crescent Valley NV 89821



00020113202402520700020029

E09

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Timothy Cavanaugh

for and in consideration of

_____ Dollars (\$ 0) the receipt of which is hereby

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

Rockhond RV Park whose address is

(if applicable): 412 4th St, situate in

the City of Crescent Valley, 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) Lot 8 Block 17 Crescent Valley Ranch + Farms Unit #1

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

Timothy Cavanaugh
Print or type name here

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) June 4th 2024

By (person(s) appearing before notary public) Timothy Cavanaugh

Angeliek M. Ard
Notary Public

My Commission expires: June 30 2027



ANGELIEK M. ARD
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 23-6364-06 - Expires June 30, 2027

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-013-05
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 7 space RV

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 3813.00

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

Transfer Tax Value: \$

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Transfer to LLC

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 [Signature]

Capacity owner/Grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Timothy Cavanaugh
Address: 412 4th St
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rockhound RV Park
Address: 412 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