

APN: 004-370-06

Send Tax Bill To:  
Recording Requested By:

Rita Stitzel, Trustee  
211 Maple Avenue  
Winnemucca, NV 89445

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=2  
ROBERT J. WINES, PROF. CORP.  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-252226**

**06/12/2024 03:21 PM**

## **GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 12<sup>th</sup> day of June, 2024, by and between RITA STITZEL, aka RITA ANN STITZEL, a married woman as her sole and separate property, Grantor; and RITA ANN STITZEL as Trustee of the RITA ANN STITZEL REVOCABLE LIVING TRUST, dated November 14, 2002, Grantee;

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 29: All

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging to either parcel or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all reservations, restrictions, easements and exceptions of record.

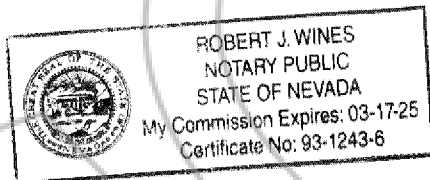
**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

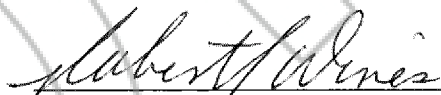
**IN WITNESS WHEREOF**, the said Grantor has hereunto set her hand as of the day and year first hereinabove written.

  
RITA STITZEL, aka RITA ANN STITZEL

STATE OF NEVADA       )  
                                      : ss.  
COUNTY OF ELKO       )

On this 12<sup>th</sup> day of June, 2024, personally appeared before me, a Notary Public, RITA STITZEL, aka RITA ANN STITZEL, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument.



  
NOTARY PUBLIC  
Commission Expires: 3/17/25

# STATE OF NEVADA

## DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 004-370-06  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### 2. Type of Property:

- |  |                                |                             |                 |
|--|--------------------------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land                    | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse                   | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.                     | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural                   | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other boundary line adjustment |                             |                 |

#### FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_  
\_\_\_\_\_

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0.00

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
b. Explain Reason for Exemption: transfer to trust without consideration

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 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 Robert J. Wines Digitally signed by Robert J. Wines  
Date: 2024.06.12 14:46:16 -0700 Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Rita Stitzel  
Address: 211 Maple Avenue  
City: Winnemucca  
State: NV Zip: 89445

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rita Ann Stitzel, Trustee  
Address: 211 Maple Avenue  
City: Winnemucca  
State: NV Zip: 89445

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # \_\_\_\_\_  
Address: 687 6th Street, Suite 1  
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)