

A.P.N.: 001-077-01

R.P.T.T.: 1,033.50

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:  
Eli Jason Adkins and June M. Adkins  
P.O. Box 458  
Eureka, NV 89316**

EUREKA COUNTY, NV  
RPTT:\$1033.50 Rec:\$37.00  
\$1,070.50 Pgs=3  
LANDMARK TITLE ASSURANCE AGENCY OF  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-252227**

**06/14/2024 09:40 AM**

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

THE INDENTURE WITNESSETH: That Jan M. Romero, a widow, who acquired title as a married woman as her sole and separate property

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Eli Jason Adkins and June M. Adkins, husband and wife

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:  
151 Cliff Street  
Eureka, NV 89316

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

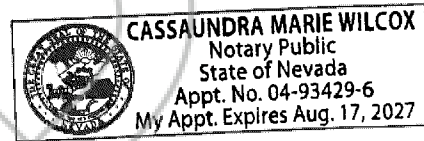
Jan M. Romero  
Jan M. Romero

STATE OF NEVADA  
COUNTY OF Elko

This instrument was acknowledged before me on this 22<sup>nd</sup> day of May, 2024,

by Jan Maurcen Romero

Cassandra Marie Wilcox  
Signature of notarial officer



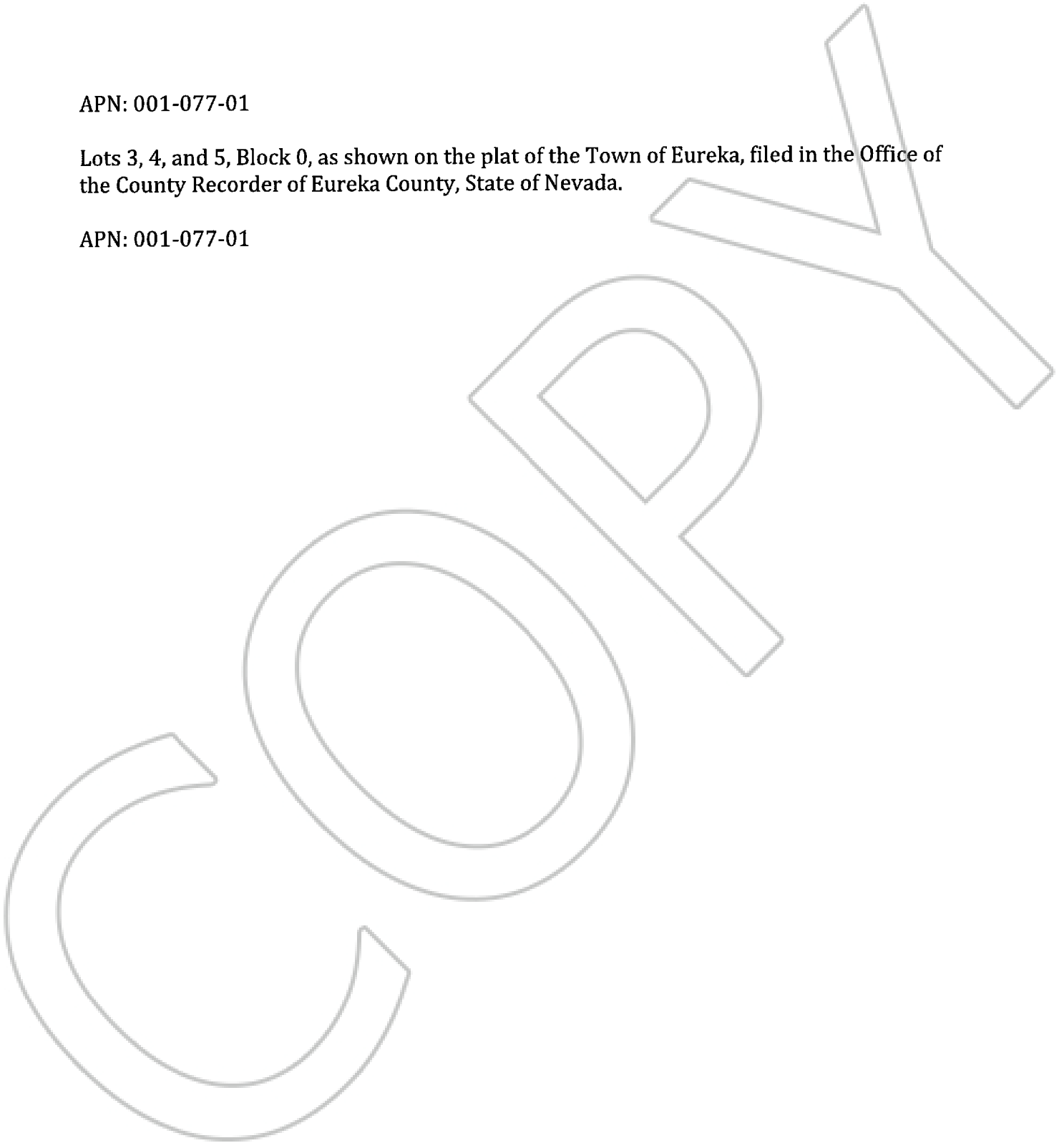
My Commission Expires: Aug. 17, 2027

**EXHIBIT A**

APN: 001-077-01

Lots 3, 4, and 5, Block 0, as shown on the plat of the Town of Eureka, filed in the Office of the County Recorder of Eureka County, State of Nevada.

APN: 001-077-01



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-077-01  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$265,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$265,000.00  
 d. Real Property Transfer Tax Due: \$1,033.50

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 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: Jan M Romero Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Jan M. Romero      Print Name: Eli Jason Adkins and June M. Adkins  
 Address: 321 W Cherokee Path      Address: P.O. Box 458  
 City: Clever      City: Eureka  
 State: MO      Zip: 65631      State: NV      Zip: 89310

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

Print Name: Landmark Title Assurance Agency of Nevada      Esc. #: 24-5460-RJ  
 Address: 455 8th Street  
 City: Elko      State: NV      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED