

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

2024-252227

06/14/2024 09:40 AM

LANDMARK TITLE ASSURANCE AGENCY OF
KATHERINE J. BOWLING, CLERK RECORDER

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.

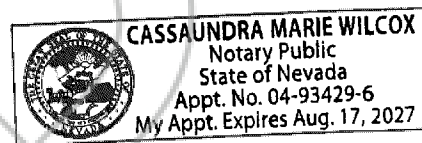
Jan M. Romero
Jan M. Romero

STATE OF NEVADA
COUNTY OF Elko

This instrument was acknowledged before me on this 22nd day of May, 2024,

by Jan Maurcen Romero

Cassandra Marie Wilcox
Signature of notarial officer



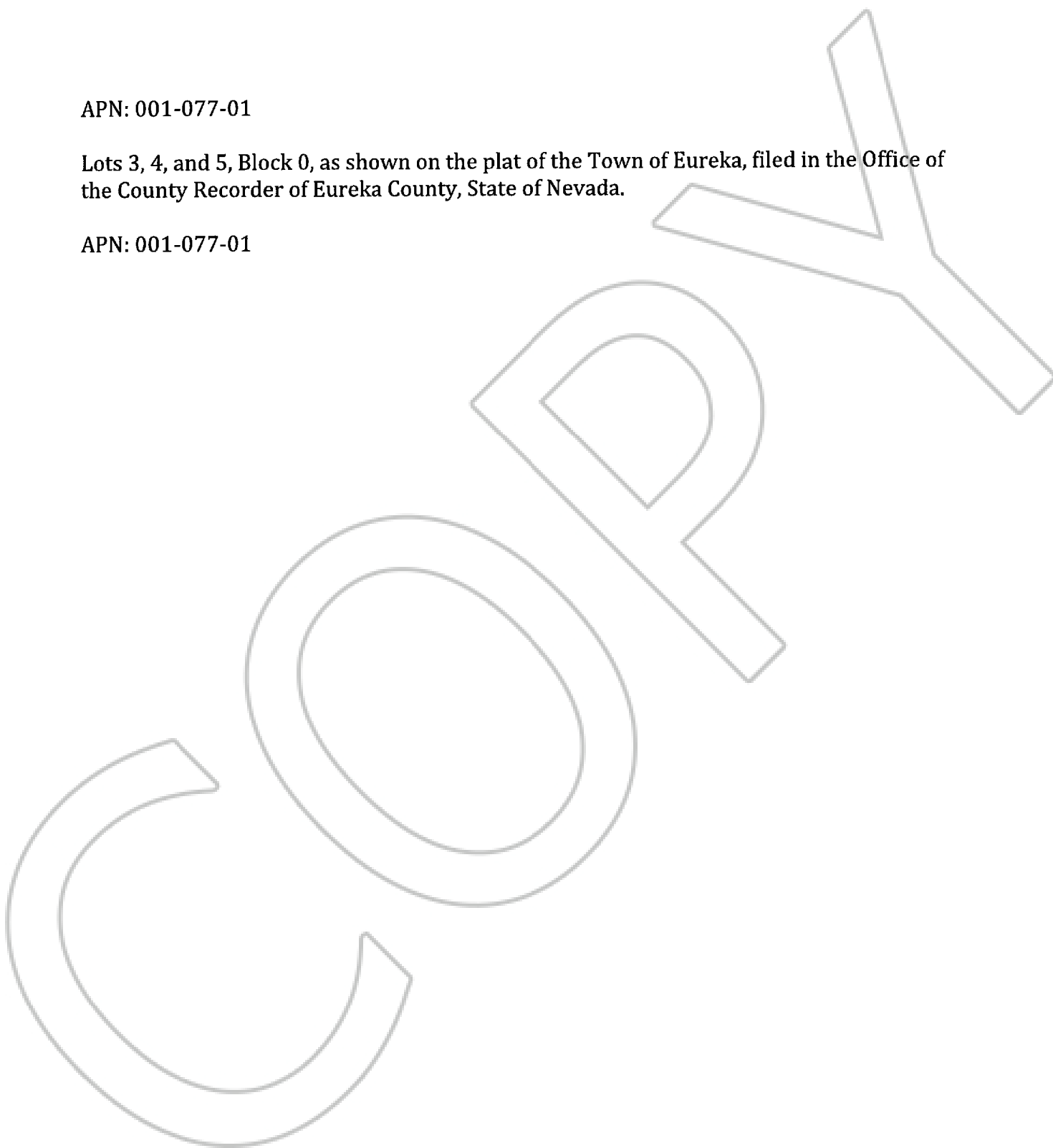
My Commission Expires: Aug. 17, 2027

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)

Print Name: Jan M. Romero
Address: 321 W Cherokee Path
City: Clever
State: MO Zip: 65031

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eli Jason Adkins and June M. Adkins
Address: P.O. Box 458
City: Eureka
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