

A.P.N. No.:	003-302-39
R.P.T.T.	\$ 27.30
File No.:	2320680
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tina Marie Epley and Christopher Michael Epley	
4305 Brickyard Rd	
Tillamook, OR 97141	

EUREKA COUNTY, NV	2024-252678
RPTT:\$27.30 Rec:\$37.00	06/28/2024 02:30 PM
\$64.30 Pgs=2	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Richard Becker, a single man

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

Tina Marie Epley and Christopher Michael Epley, wife and husband, as joint tenants with right of survivorship,

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

Lot 35, El Cortez Ranch Unit No. 1, as shown on the official map recorded November 18, 1968 as File No. 48021.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951,

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: June 26th, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

Richard Becker

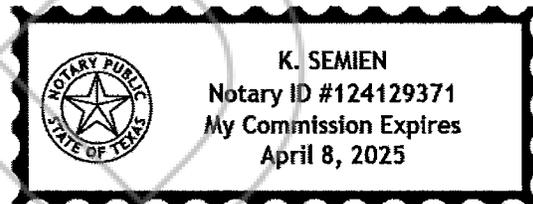
Richard Becker

State of Texas)
) ss
County of Harris)

This instrument was acknowledged before me on the 26 day of June, 2024
By: Richard Becker

Signature: 
Notary Public

My Commission Expires: 4/8/2025



Completed via Remote Online Notarization using 2 way Audio/Video technology.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-302-39
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 7,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 7,000.00
 d. Real Property Transfer Tax Due \$ 27.30

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 _____	Capacity _____	Grantor _____
Richard Becker		
Signature <u>Tina Marie Epley</u>	Capacity _____	Grantee _____
Tina Marie Epley		

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Richard Becker
 Address: 8920 Polynesian Ln
 City: Orlando
 State: FL Zip: 32836

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Tina Marie Epley and Christopher Michael Epley
 Address: 4305 Brickyard Rd
 City: Tillamook
 State: OR Zip: 97141

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2320680
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED