

A.P.N. No.:	001-153-02
R.P.T.T.	\$ 243.75
File No.:	2351887
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ralph Cuda	
PO Box 38	
Eureka, NV 89316	

EUREKA COUNTY, NV	2024-252943
RPTT:\$243.75 Rec:\$37.00	
\$280.75 Pgs=2	07/30/2024 10:35 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Duane E Baughman Jr. and Mary L Baughman, husband and wife

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

Ralph Cuda, a single man,

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

LOT 1, 2, 3, 4 AND NORTH ONE-HALF OF LOT 5, BLOCK 69, TOWNSHIP OF EUREKA, COUNTY OF EUREKA, STATE OF NEVADA, RECORDED JANUARY 1, 1867 AS MISCELLANEOUS MAP DOC. NO. 1867.

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: 7/19/24

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

Duane E Baughman, Jr

Duane E Baughman Jr.

Mary L Baughman

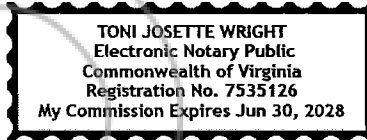
Mary L Baughman

State of Virginia)
County of James City) ss

This instrument was acknowledged before me on the 19 day of July, 2024
By: Duane E Baughman Jr. and Mary L Baughman

Signature: *Toni Josette Wright*
Notary Public

My Commission Expires: 6/30/2028



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

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-153-02
 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 \$ 125,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 62,500.00
 d. Real Property Transfer Tax Due \$ 243.75

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 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 _____

Signature *Trish Blaylock* Capacity _____ Escrow Agent _____
 Trish Blaylock

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Duane E Baughman Jr. and Mary L Baughman
 Address: 1307 S Jackson Street
 City: Auburn
 State: IN Zip: 46706

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ralph Cuda
 Address: PO Box 38
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2351887
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED