

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

EUREKA COUNTY, NV	<b>2024-252943</b>
RPTT:\$243.75 Rec:\$37.00	
\$280.75 Pgs=2	<b>07/30/2024 10:35 AM</b>
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*

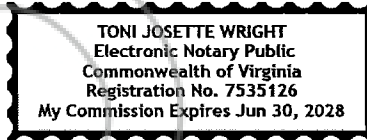
Mary L Baughman

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)

Page 2 of 2

**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