A.P.N. No.:	007-380-86						
R.P.T.T.	\$ 234.00						
File No.:	2377929						
Recording F	Requested By:						
Stewart Title Company							
Mail Tax Sta	atements To:	Same as below					
When Recorded Mail To:							
Levi C Tudo	r and Kristy D Tu	dor					
PO Box 103	2						
Eureka, NV	89316						

EUREKA COUNTY, NV
RPTT:\$234.00 Rec:\$37.00
\$271.00 Pgs=2 08/06/2024 02:25 PM
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James Kenneth Osburn Jr. and Faye Annette Osburn, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Levi C Tudor and Kristy D Tudor, husband and wife, 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:

Parcel No. 1 of Lot C of Parcel No. 2, as shown on that certain Parcel Map for Jerry R.Martin, John T. & Becky O'Flaherty and Curtis P. Hayward, filed in the office of the County Recorder of Eureka County, Nevada on June 6, 1996 as File No. 163224, located on a portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&.M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965 in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by Edwin C. Bishop and Leta B. Bishop, his wife, in deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

SUBJECT TO:

- 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: AMUST 1, 2024

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

James Kenneth Osburn Jr.	<u> </u>	GR. C. Flaye Annette Osburn	Sburn
State of)) ss	M	
This instrument was acknowledged; By: James Kenneth Osburn Jr.) ged before me on the and Faye Annette Os	day of	<u>vgvst</u> , 2024
Signature:			
Notary Public My Commission Expires:	1/15/2025	Notary P	K TEDESCO
My Commission Expires.	7137745	No.	. 17-2873-1 . Exp. July 15, 2025
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STATE OF NEVADA DECLARATION OF VALUE FORM

 Assessor Parcel Number 	er(s)				1	
a) 007-380-86						1
b)					1	\
;					1	\
-i\					\	\
2. Type of Property:						
a.⊠ Vacant Land	b.□ Single Fam. Res.	FOR F	RECORD	ERS OP	TIONAL	USE ONLY
c. ☐ Condo/Twnhse	d.□ 2-4 Plex	Book	-		Page	\ \
	f. □ Comm'l/Ind'l	_	of Record		_ 0	
e.□ Apt. Bldg.		Notes	- 6	9		1
g.□ Agricultural	h.□ Mobile Home	Notes				
☐ Other					The same of the sa	
O Tatal Malaca/Colon Dei	an of Duamouts	60,000	100			
3. a. Total Value/Sales Price		\$ 60,000	J.00 ⁻	<u> </u>		
	losure Only (value of property)	1 60 000	2.00	\rightarrow		
c. Transfer Tax Value:	and the second s	\$ <u>60,000</u>		-		
d. Real Property Transfe	er lax Due	§ <u>234.0</u>	<u>U</u>			
4. If Exemption Claimed)			
	a. option per NRS 375.090, Sectio	n	/			
b. Explain Reason for		1		/		
D. Explain Neason to	LXemption:					
			No. 187			
5 Partial Interest: Perce	intage heing transferred:	%	4	1		
	entage being transferred:	%	eriury ou	rsuant to	NRS 3	75.060
The undersigned declares	and acknowledges, under pena	alty of po	erjury, pu	rsuant to	NRS 3	75.060
The undersigned declares and NRS 375.110, that the	and acknowledges, under pena e information provided is correct	alty of po	pest of the	eir inform	ation a	nd belief,
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED