

<b>A.P.N. No.:</b>	007-380-86
<b>R.P.T.T.</b>	\$ 234.00
<b>File No.:</b>	2377929
<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>	
Levi C Tudor and Kristy D Tudor	
PO Box 1032	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2024-252971</b>
RPTT:\$234.00 Rec:\$37.00	
\$271.00 Pgs=2	<b>08/06/2024 02:25 PM</b>
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:**

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: August 1, 2024

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

James Kenneth Osburn Jr.  
James Kenneth Osburn Jr.

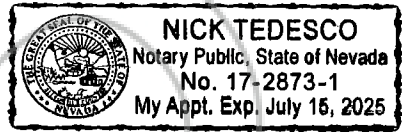
Faye A. Osburn  
Faye Annette Osburn

State of Nevada )  
County of Clark ) ss

This instrument was acknowledged before me on the 1 day of August, 2024  
By: James Kenneth Osburn Jr. and Faye Annette Osburn

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: 7/15/2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-380-86
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 60,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 60,000.00
- d. Real Property Transfer Tax Due \$ 234.00

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 <u>Trish Blaylock</u>	Capacity _____	Escrow Agent _____

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: James Kenneth Osburn Jr. and Faye Annette Osburn  
 Address: 8540 S Durango Drive  
 City: Las Vegas  
 State: NV Zip: 89113

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Levi C Tudor and Kristy D Tudor  
 Address: PO Box 1032  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title Company Escrow # 2377929  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED