

GRANT, BARGAIN, and SALE DEED

APN: 001-051-04

EUREKA COUNTY, NV
LAND-GBS

2024-252981

08/14/2024 10:35 AM

Total: \$0.00

Pgs=7

KEVIN AND KIM RUSSELL

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Kevin and Kim Russell

Address: P.O. Box 1062

City/State/Zip: Eureka, Nev. 89316



00021063202402529810070079

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): John W. Russell

for and in consideration of

 Dollars (\$) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S):

Kevin Russell, Kim Russell, John Russell whose address is

(if applicable): , situate in

the City of Eureka, County of Eureka, State of Nevada.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)

See attachments: Exhibits 1,2,4

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on .

Kim Russell

Signature of Grantor

Kim Russell

Signature of Grantor

KEVIN RUSSELL

Print or type name here

Kim Russell

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) Aug 14, 2024

By (person(s) appearing before notary public) Kevin Russell and Kim Russell

Katherine Bowling

Notary Public

My Commission expires: May 11, 2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001 - 051 - 04
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 102,886

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ 401.70

Real Property Transfer Tax Due _____

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section No. 5

b. Explain Reason for Exemption: No. 5

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 Kim Russell Capacity GRANTOR

Signature Kevin Russell Capacity Grantor

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

Print Name: Kevin/Kim Russell

Address: 280 Sheridan St.

City: Eureka

State: Nevada Zip: 89316

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

Print Name: John W. Russell

Address: 280 Sheridan St.

City: Eureka

State: Nevada Zip: 89316

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXHIBIT "1"

PARCEL 1 LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, a portion of Parcel A of the Record of Survey supporting a Boundary Line Adjustment for Eureka County, File Number 158324, recorded August 1, 1995, in said Official Records, portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, portions of Parcel D and Lot 1/2 of the Record of Survey of Lot Line Adjustment for Mary Jean Labarry, File Number 130564, recorded October 30, 1989, in said Official Records, and all of Parcel No. 2 of the Record of Survey of Eureka School District Land for Eureka County School District, File Number 118795, recorded June 1, 1988, in said Official Records, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1;
thence along the exterior boundary of said Parcel 1 South $89^{\circ}37'07''$ East a distance of 1320.03 feet;
thence South $89^{\circ}43'47''$ East a distance of 562.76 feet;
thence South $08^{\circ}54'22''$ East a distance of 793.54 feet;
thence South $81^{\circ}10'12''$ West a distance of 219.45 feet;
thence South $14^{\circ}18'48''$ East a distance of 100.90 feet to a point on the North boundary of said Parcel D;
thence departing the exterior boundary of said Parcel 1 and along the North boundary of said Parcel D North $74^{\circ}37'48''$ East a distance of 6.45 feet;
thence departing said North boundary South $09^{\circ}07'27''$ East a distance of 172.29 feet;
thence South $36^{\circ}05'03''$ East a distance of 27.03 feet;
thence South $02^{\circ}07'34''$ East a distance of 84.26 feet;
thence South $47^{\circ}03'26''$ East a distance of 82.13 feet;
thence from a tangent which bears South $83^{\circ}36'04''$ West, along a circular curve to the right with a radius of 779.00 feet and a central angle of $06^{\circ}35'06''$ an arc length of 89.53 feet;
thence along a tangent circular curve to the left with a radius of 921.00 feet and a central angle of $02^{\circ}42'40''$ an arc length of 43.58 feet;
thence along a tangent circular curve to the right with a radius of 1327.00 feet and a central angle of $04^{\circ}03'32''$ an arc length of 94.01 feet;
thence North $88^{\circ}27'57''$ West a distance of 73.10 feet;
thence along a tangent circular curve to the right with a radius of 307.00 feet and a central angle of $11^{\circ}56'33''$ an arc length of 63.99 feet;
thence North $76^{\circ}31'24''$ West a distance of 80.19 feet;
thence along a tangent circular curve to the right with a radius of 100.00 feet and a central angle of $08^{\circ}12'39''$ an arc length of 14.33 feet;
thence North $68^{\circ}18'45''$ West a distance of 57.62 feet;
thence South $21^{\circ}41'15''$ West a distance of 8.00 feet;



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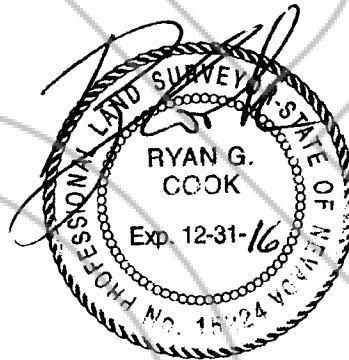
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thence North $68^{\circ}18'45''$ West a distance of 26.55 feet;
thence along a tangent circular curve to the left with a radius of 300.00 feet and a central angle of $21^{\circ}22'29''$ an arc length of 111.92 feet;
thence North $89^{\circ}41'14''$ West a distance of 35.25 feet;
thence along a tangent circular curve to the left with a radius of 215.00 feet and a central angle of $70^{\circ}20'01''$ an arc length of 263.92 feet to a point on the exterior boundary of said Parcel 1;
thence along said exterior boundary with a non-tangent line North $89^{\circ}41'29''$ West a distance of 346.38 feet;
thence North $00^{\circ}15'03''$ East a distance of 700.19 feet;
thence North $89^{\circ}41'19''$ West a distance of 702.01 feet;
thence North $00^{\circ}15'03''$ East a distance of 621.08 feet to the Point of Beginning.

Said parcel contains an area of approximately 44.75 acres.

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



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EXHIBIT "2"

PARCEL 2 LEGAL DESCRIPTION

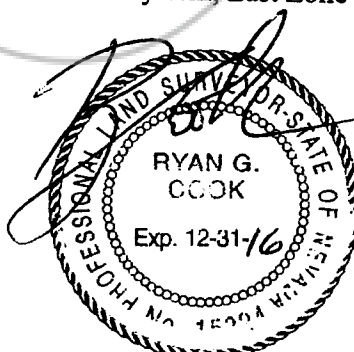
A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, portions of Parcel B and Lot 1/2 of the Record of Survey of Lot Line Adjustment for Mary Jean Labarry, File Number 130564, recorded October 30, 1989, in said Official Records, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at a point on the Easterly boundary of said Block 94 from which the Northwest corner of said Parcel 1 bears North 64°18'38" West a distance of 2205.25 feet; thence along the Easterly boundary of said Block 94 South 10°11'48" East a distance of 256.41 feet; thence departing said Easterly boundary from a tangent which bears South 24°01'38" West, along a circular curve to the right with a radius of 71.00 feet and a central angle of 55°32'16" an arc length of 68.82 feet; thence along a tangent circular curve to the right with a radius of 779.00 feet and a central angle of 04°02'10" an arc length of 54.88 feet; thence with a non-tangent line North 47°03'26" West a distance of 82.13 feet; thence North 02°07'34" West a distance of 84.26 feet; thence North 36°05'03" West a distance of 27.03 feet; thence North 51°40'44" East a distance of 10.00 feet; thence North 30°05'12" East a distance of 25.49 feet; thence North 55°34'48" East a distance of 86.84 feet; thence North 11°19'29" West a distance of 1.69 feet; thence North 41°18'12" East a distance of 19.68 feet; thence North 37°39'12" East a distance of 57.50 feet to the Point of Beginning.

Said parcel contains an area of approximately 34,142 square feet

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

Description Prepared By:
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775-747-8550



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EXHIBIT "4"

PARCEL 4 LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, a portion of Parcel A of the Record of Survey supporting a Boundary Line Adjustment for Eureka County, File Number 158324, recorded August 1, 1995, in said Official Records, and portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at a point on the exterior boundary of said Parcel 1 from which the Northwest corner of said Parcel 1 bears North 44°32'53" West a distance of 1863.94 feet;
thence along said exterior boundary South 89°41'44" East a distance of 6.74 feet;
thence North 83°47'13" East a distance of 363.48 feet;
thence departing said exterior boundary and along the Southerly boundary of said Block 94 and said Block 96 North 85°09'02" East a distance of 367.26 feet to the Southeasterly corner of said Block 94;
thence along the Easterly boundary of said Block 94 North 10°11'48" West a distance of 50.48 feet;
thence departing said Easterly boundary from a tangent which bears South 24°01'38" West, along a circular curve to the right with a radius of 71.00 feet and a central angle of 55°32'16" an arc length of 68.82 feet;
thence along a tangent circular curve to the right with a radius of 779.00 feet and a central angle of 10°37'16" an arc length of 144.41 feet;
thence along a tangent circular curve to the left with a radius of 921.00 feet and a central angle of 02°42'40" an arc length of 43.58 feet;
thence along a tangent circular curve to the right with a radius of 1327.00 feet and a central angle of 04°03'32" an arc length of 94.01 feet;
thence North 88°27'57" West a distance of 73.10 feet;
thence along a tangent circular curve to the right with a radius of 307.00 feet and a central angle of 11°56'33" an arc length of 63.99 feet;
thence North 76°31'24" West a distance of 80.19 feet;
thence along a tangent circular curve to the right with a radius of 100.00 feet and a central angle of 08°12'39" an arc length of 14.33 feet;
thence North 68°18'45" West a distance of 57.62 feet;
thence South 21°41'15" West a distance of 8.00 feet;
thence North 68°18'45" West a distance of 26.55 feet;
thence along a tangent circular curve to the left with a radius of 300.00 feet and a central angle of 21°22'29" an arc length of 111.92 feet;
thence North 89°41'14" West a distance of 35.25 feet;
thence along a tangent circular curve to the left with a radius of 215.00 feet and a central angle of 70°20'01" an arc length of 263.92 feet to a point on the exterior boundary of said Parcel 1;



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thence along said exterior boundary with a non-tangent line South 89°41'29" East a distance of 70.01 feet;
thence North 17°28'33" West a distance of 13.63 feet to a point on the Southerly boundary of said parcel A;
thence along said Southerly boundary from a tangent which bears North 22°36'13" East, along a circular curve to the right with a radius of 80.00 feet and a central angle of 67°42'33" an arc length of 94.54 feet;
thence South 89°41'14" East a distance of 114.20 feet to a point on the exterior boundary of said Parcel 1;
thence along said exterior boundary South 09°34'29" East a distance of 63.55 feet to the Point of Beginning.

Said parcel contains an area of approximately 53,495 square feet.

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

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