

<b>A.P.N. No.:</b>	005-690-10
<b>R.P.T.T.</b>	\$ 195.00
<b>File No.:</b>	2408650
<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>	
Joshua Lee Winters and Judith Ann Winters	
HC66 Box 2-8	
Beowawe, NV 89821	

EUREKA COUNTY, NV	<b>2024-253009</b>
RPTT:\$195.00 Rec:\$37.00	
\$232.00 Pgs=2	<b>08/22/2024 11:50 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jean Louis Masaaki Lawson, a single man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joshua Lee Winters and Judith Ann Winters, 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:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 5: SW1/4NE1/4; NW1/4SE/14;

EXCEPTING THEREFROM 90% in and to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Strathearn Cattle Company, et al, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all mineral, royalties, mineral rights, mineral deposits, oil and gas, and oil and gas rights, and cola, lying in and under said land, as reserved by Earl Edgar and Delores Edgar, his wife, in deed recorded July 30, 1976, in Book 55, Page 591 and 595, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 100% of all oil, gas, mineral and products derived therefrom within or underlying said land, as reserved by Gregory D. Fox, Trustee to Eugene A. Fox Trust, in deed recorded May 10, 1993, in Book 247, Page 177 and 180, Official Records of 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: 8-22-2024

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

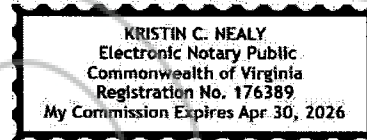
Jean Louis Masaaki Lawson  
Jean Louis Masaaki Lawson

State of Virginia )  
 ) ss  
County of Hampton )

This instrument was acknowledged before me on the 22 day of August, 2024  
By: Jean Louis Masaaki Lawson

Signature: Kristin C. Nealy  
Notary Public

My Commission Expires: 4/30/2026



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) 005-690-10  
 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 \$ 50,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 50,000.00  
 d. Real Property Transfer Tax Due \$ 195.00

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 *Jm* Capacity \_\_\_\_\_ Escrow Agent \_\_\_\_\_  
 Trish Blaylock

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jean Louis Masaaki Lawson  
 Address: 1022 NE 181st Ave, APT 11A  
 City: Portland  
 State: OR Zip: 97230

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joshua Lee Winters and Judith Ann Winters  
 Address: HC66 Box 2-8  
 City: Beowawe  
 State: NV Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2408650  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801