

A.P.N.: 001-031-11

R.P.T.T.: 89.70

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
David Brown and Eileen R. Brown
702 Sycamore Drive
Fallon, NV 89406**

EUREKA COUNTY, NV **2024-253010**
RPTT:\$89.70 Rec:\$37.00
\$126.70 Pgs=3 **08/23/2024 11:28 AM**
LANDMARK TITLE ASSURANCE AGENCY OF
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Anthony J. Tognoni, Successor Trustee of Angelo Tognoni and Emelia Tognoni Trust dated August 7, 2002

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to David Brown and Eileen R. Brown, husband and wife, as joint tenants

all that real property situated in Eureka County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

**COMMONLY KNOWN ADDRESS:
480 Nob Hill Avenue
Eureka, NV 89316**

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Angelo Tognoni and Emelia Tognoni Trust dated August 7, 2002

By: Anthony J. Tognoni
Anthony J. Tognoni, Successor Trustee

STATE OF NEVADA
COUNTY OF ~~Elko~~ Eureka

This instrument was acknowledged before me on this 19th day of August, 2024,

by Anthony J. Tognoni

Diane D. Podborny
Signature of notarial officer

My Commission Expires: Dec 31, 2024

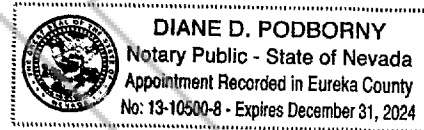


EXHIBIT A

APN: 001-031-11

Parcel A of the Parcel Map for Angelo C. and Emilia S. Tognoni of a division of a part of Lot 20, Block 78, Eureka Townsite, Town of Eureka, Eureka County, Nevada, filed on June 20, 1997 in the Office of the County Recorder of Eureka County, Nevada.

APN: 001-031-11

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 001-031-11
b) _____
c) _____
d) _____

2. Type of Property:
a) ☒ Vacant Land b) ☐ Sgl. Fam. Residence
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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sale Price of Property: \$23,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$23,000.00
d. Real Property Transfer Tax Due: \$89.70
4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Signed by: _____ Capacity: _____ Grantor
Signature: [Signature] Capacity: _____ Grantee
F52CF8E4DF2144A...

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Anthony J. Tognoni, Successor Trustee
of Angelo Tognoni and Emelia Tognoni
Print Name: Trust dated August 7, 2002
Address: 150 N Monroe St
City: Eureka
State: NV Zip: 89310

Print Name: David Brown
Address: 702 Sycamore Dr
City: Fallon
State: NV Zip: 89400

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-6722-RJ
Address: 455 8th Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED