

A.P.N. No.:	001-116-04
R.P.T.T.:	\$ 585.00
File No.:	2405682
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jerad Kimball Lees	
380 S O'Neil Ave	
Eureka, NV 89316	

EUREKA COUNTY, NV	2024-253040
RPTT:\$585.00 Rec:\$37.00	08/29/2024 04:16 PM
\$622.00 Pgs=3	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Arron Moon and Victoria Moon, husband and wife, as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Jerad Kimball Lees, an unmarried man,

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

All that part of Block 70 which is more particularly described as follows:

Beginning at the SW corner of Block 70, thence North 81°27' East, a distance of 81.36 feet to the SE corner of Block 70;

Thence North 8°33' West, along the East side line of Block 70, a distance of 75 feet to a point;

Thence South 81°27' West, a distance of 13 feet to a point;

Thence North 8°33 West, a distance of 15 feet to a point;

Thence South 81°27' West, parallel with the south end line of Block 70 to a point of the west side line of Block 70;

Thence South 2°30' West, a distance of 90 feet along the west side line of Block 70 to the SW corner of Block 70, the place of beginning.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, lying in and under said land, as reserved by the United States of America, in patent recorded December 19, 1947, in Book 23, Page 226, Deed 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 27, 2024

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



Arron Moon

Victoria Moon

Arron Moon

Victoria Moon

State of Virginia)
) ss
County of Botetourt)

This instrument was acknowledged before me on the 27 day of August, 2024
By: Arron Moon and Victoria Moon

Signature: *Wendy Lois Nelson*
Notary Public Wendy Lois Nelson

My Commission Expires: 12/31/2027

**WENDY LOIS NELSON
Electronic Notary Public
Commonwealth of Virginia
Registration No. 328033
My Commission Expires Dec 31, 2027**

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 3 of 3

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-116-04
- 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 150,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 150,000.00
- d. Real Property Transfer Tax Due \$ 585.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 Arron Moon Capacity _____ Grantor _____
 Arron Moon
 Signature _____ Capacity _____ Grantee _____
 Jered Kimball Less

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Arron Moon and Victoria Moon
 Address: P O Box 297
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jerad Kimball Lees
 Address: 380 S O'Neil Ave
 City: Eureka
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2405682
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED