

A.P.N.: #001-132-03; 001-132-04
R.P.T.T.: \$195.00

WHEN RECORDED MAIL TO and:
MAIL TAX STATEMENTS TO:
Richard Lauver and Cassondra Lauver
5641 Homestead Road
Pahrump, NV 89048

Order #110468-AM

EUREKA COUNTY, NV
RPTT: \$195.00 Rec: \$37.00
\$232.00 Pgs=4
SECURITY 1ST TITLE OF NEVADA, LLC
KATHERINE J. BOWLING, CLERK RECORDER

2024-253062
09/05/2024 01:22 PM

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: THAT

Brian David Watts, an unmarried man, (hereinafter referred to as "Grantor")

in valuable consideration, the receipt of which is hereby acknowledged, do hereby
GRANT, BARGAIN and SELL and CONVEY to

Richard Lauver and Cassondra Lauver, husband and wife, as joint tenants,
(hereinafter referred to as "Grantee")

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

**See Exhibit "A" attached hereto and made a part hereof for complete legal
description.**

Commonly known address for informational purposes:
160 S. Spring Street & 180 E. Silver Street, Eureka, NV, 89316

SUBJECT TO: Taxes for the current fiscal year, not due or delinquent
Rights of way, reservations, restrictions, easements and conditions
of record.
Together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

In Witness Whereof the said, Grantor, hereunto set by hands and seals this 29
day of August, 2024.

Brian Watts
Brian David Watts

STATE OF ~~NEVADA~~ CALIFORNIA IN
COUNTY OF ~~NYE~~ RIVERSIDE

This instrument was acknowledged before me on this 29 day of
AUGUST, 2024, by Brian David Watts.

[Signature]
Signature of notarial officer

My Commission Expires: 3-9-2025

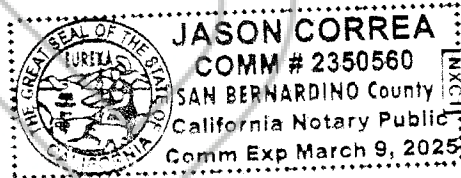


EXHIBIT A

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

The East 52.89 feet of Lot 7 in Block 13, and Lots 6, 8 and 9 and the East 47.5 feet of Lot 5, and the West 44.4 feet of Lot 7 in Block 13, of the Town of Eureka, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 001-132-03; 001-132-04
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
i) ☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale 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~~ 260.00 \$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: 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: Brian David Watts Capacity: _____ Grantor
Signature: M. Beckers For Buyer Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brian David Watts
Address: 180 E. Silver Street
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard Lauver and Cassondra Lauver
Address: 5641 Homestead Road
City: Pahrump
State: NV Zip: 89048

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

Print Name: Security 1st Title of Nevada Esc. #: 110468-AM
Address: 3190 S Highway 160, Ste. C
City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED