

APN: 005-090-33  
R.P.T.T.: \$50.70  
Escrow No.: 24044229-CD  
When Recorded Return To:  
Scott Wolfe and Maria Wolfe  
3531 N 54th street  
Omaha, NE 68104

Mail Tax Statements to:  
Scott Wolfe and Maria Wolfe  
3531 N 54th street  
Omaha, NE 68104

EUREKA COUNTY, NV  
RPTT:\$50.70 Rec:\$37.00  
\$87.70 Pgs=3  
2024-253081  
09/12/2024 02:18 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KATHERINE J. BOWLING, CLERK RECORDER

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Timothy W. Bangle, a married man, as his sole and separate property**

do(es) hereby Grant, Bargain, Sell and Convey to

**Scott Wolfe and Maria Wolfe, husband and wife and Seth Wolfe, a married man and Skye Brandenburg, a married woman, all as joint tenants with right of survivorship**

all that real property situated in the City of Crescent Valley, County of Eureka, State of Nevada, described as follows:

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

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

Dated this 9<sup>th</sup> day of September, 2024.

Timothy W Bangle  
Timothy W. Bangle

STATE OF WASHINGTON  
COUNTY OF JEFFERSON

This instrument was acknowledged before me on this 9 day of September, 2024 by Timothy W. Bangle.

Linda Singer  
Notary Public

LINDA SINGER  
Notary Public  
State of Washington  
Commission # 20117438  
My Comm. Expires Oct 1, 2024

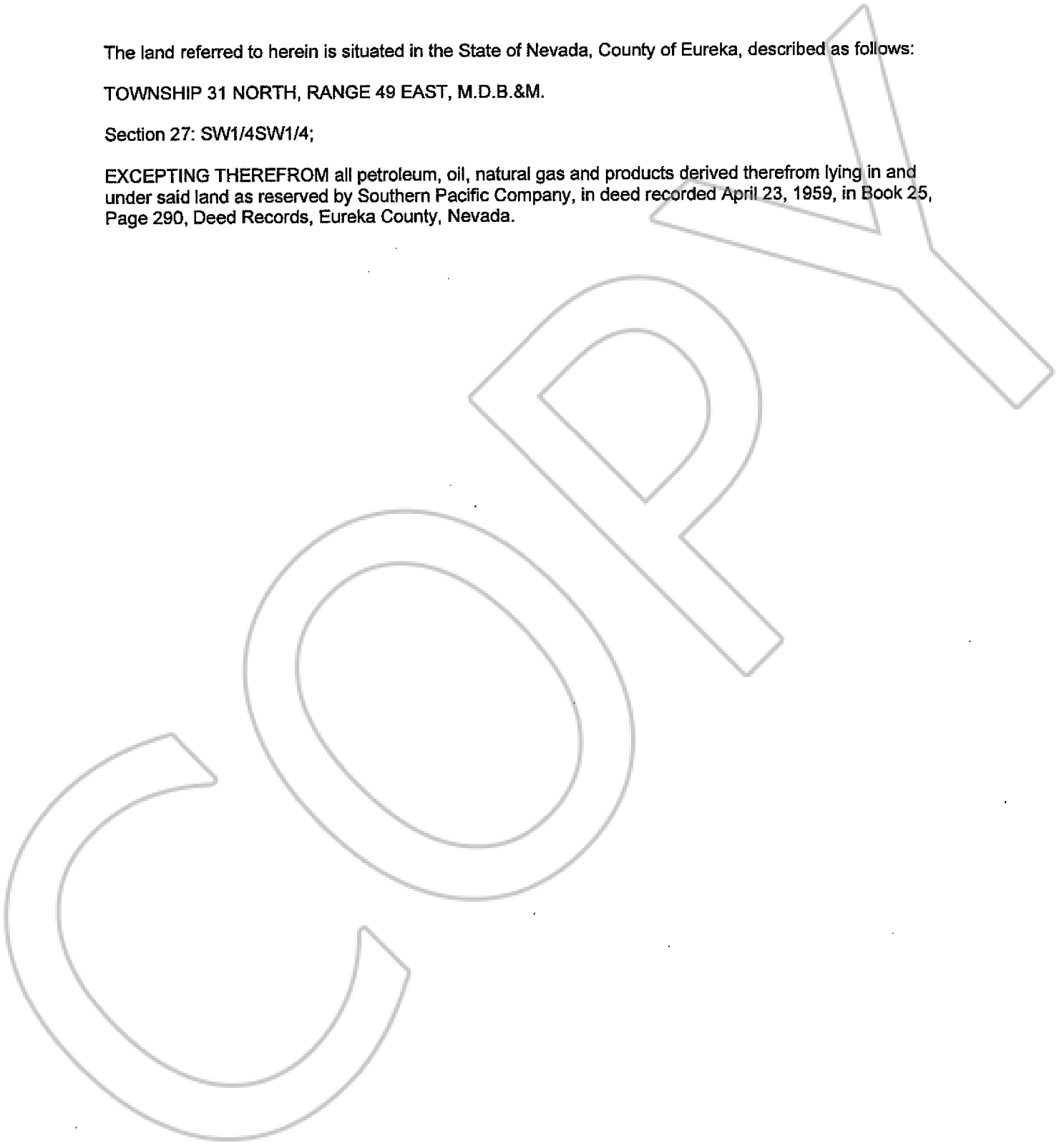
## LEGAL DESCRIPTION

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

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 27: SW1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Company, in deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-090-33  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Sgl. Fam. Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other: _____	

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property:	<u>\$13,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
c. Transfer Tax Value:	<u>\$13,000.00</u>
d. Real Property Transfer Tax Due:	<u>\$50.70</u>

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: <u><i>Katlin Sprague</i></u>	Capacity: <u>escrow agent</u>
Signature: _____	Capacity: <u>Grantee</u>

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

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

Print Name: <u>Timothy W. Bangle</u>	Print Name: <u>Scott Wolfe and Maria Wolfe, Seth Wolfe, and Skye Brandenburg</u>
Address: <u>120 Baldwin Lane</u>	Address: <u>3531 N 54th street</u>
City: <u>Port Ludlow</u>	City: <u>Omaha</u>
State: <u>WA</u> Zip: <u>98365</u>	State: <u>Nebraska</u> Zip: <u>68104</u>

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

Print Name: First Centennial Title Company of Nevada    Esc. #: 24044229-CD  
 Address: 3700 Lakeside Dr, Ste 110  
 City: Reno      State: NV      Zip: 89509