

APN: 007-394-03

RPPT: \_\_\_\_\_

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$302.25 Rec:\$37.00  
Total:\$339.25

2024-253271

10/29/2024 04:24 PM

Pgs=3

JOSHUA & REBECCA LOWE

**WHEN RECORDED MAIL TO:**

Joshua & Rebecca Lowe  
PO Box 515  
Eureka, Nevada 89316



KATHERINE J. BOWLING, CLERK RECORDER

**MAIL TAX STATEMENTS TO:**

Joshua & Rebecca Lowe  
PO Box 515  
Eureka, Nevada 89316

**GRANT, BARGAIN, and SALE DEED**

STATE OF NEVADA  
COUNTY OF EUREKA

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT CONTAINS NO INDIVIDUAL'S FEDERAL SOCIAL SECURITY NUMBER.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Carl S. Manning and Lori A. Manning, husband and wife as Joint Tenants, do hereby grant, bargain, and sell, and convey and confirm to Joshua J. Lowe and Rebecca C. Lowe, husband and wife as Joint Tenants with rights of survivorship, the real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 2 as shown on that certain Parcel Map for Earl Rasmussen filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82267, being a portion of Parcel "D" of the Large Division Map of the E1/2, Section 17, Township 20 North, Range 53 East, MDB&M, containing 8.66 acres, more or less.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title, and interest in the mineral rights lying in and under said land as reserved by Earl A. Rasmussen and La Vernia C. Rasmussen, as Co-Trustees of the Rasmussen Trust, et al, in deeds recorded July 11, 1996, in Book 297, Pages 482, 485, 490, 494, 498, and 502, Official Records, Eureka County, Nevada.

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining and any reversions, remainders, rents, issues, or profits thereof.

GRANTORS:

[Signature] 10.18.24  
Carl S. Manning Date

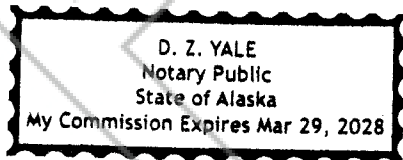
[Signature] 10/18/24  
Lori A. Manning Date

STATE OF Alaska  
COUNTY OF Mat-Su

On this 18<sup>th</sup> day of October, 2024, Carl S. Manning and Lori A. Manning personally appeared before me D.Z. Yale (name of notary) and are known by me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument.

[Signature]  
NOTARIAL OFFICER SIGNATURE

SEAL:



GRANTEES:

[Signature] 10.29.24  
Joshua J. Lowe Date

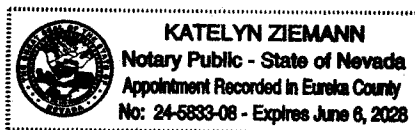
[Signature] 10.29.24  
Rebecca C. Lowe Date

STATE OF Nevada  
COUNTY OF Eureka

On this 29 day of October, 2024, Joshue J. Lowe and Rebecca C. Lowe personally appeared before me Katelyn Ziemann (name of notary) and are known by me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument.

[Signature]  
NOTARIAL OFFICER SIGNATURE

SEAL:



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 007-394-03  
 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 77,238.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 302.25

**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: [Signature] Capacity: Grantee

Signature: [Signature] Capacity: Grantee

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

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

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: Joshua Lowe  
 Address: 333 El Centre  
 City: Eureka  
 State: NV Zip: 89316

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED