

GRANT, BARGAIN, and SALE DEED

APN: 005-410-28

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00
PHILLIP CRAIG SCOTT

2024-253287
11/01/2024 08:56 AM
Pgs=2

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Phillip Craig Scott
 Address: 2235 Fordham Ave.
 City/State/Zip: Clavis, CA, 93611



THIS INDENTURE WITNESS That the GRANTOR(S): _____

Lawrence B. Scott Jr. for and in consideration of _____ Dollars (\$ _____) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

Phillip Craig Scott whose address is (if applicable): 2234 Fordham, situate in the City of Clavis, County of Fresno, State of California.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description) The southwest quarter of Section 35, Township 29 North, Range 48 East, M.D. B & M as per government survey. Reserving therefrom an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate. Subject to all other easements, right of ways, protective covenants and mineral reservations of record, if any.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on _____.

Lawrence B. Scott Jr.
Signature of Grantor

Signature of Grantor

Lawrence B. Scott Jr.
Print or type name here

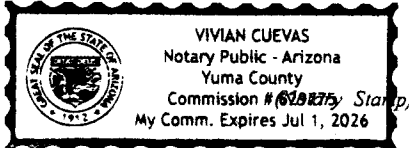
Print or type name here

STATE OF ~~NEVADA~~ Arizona
COUNTY OF ~~EUREKA~~ Yuma

This instrument was acknowledged before me on (date) October 25, 2024

By (person(s) appearing before notary public) _____

Notary Public
My Commission expires: July 01, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-410-28
 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
 i) Other

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 10,400
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Father giving son said property

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: Phillip Craig Scott Capacity: Individual Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Lawrence B. Scott Jr. & Phillip Craig Scott
 Address: 2235 FORDHAM AVE.
 City: CLAVIS
 State: CA. Zip: 93611

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Phillip Craig Scott
 Address: 2235 FORDHAM AVE.
 City: CLAVIS
 State: CA. Zip: 93611

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: N/A Escrow #: _____
 Address: _____
 City: Grantor State: _____ Zip: _____