

APN# : 002-039-27

RPTT: \$487.50

Recording Requested By:

Core Title Group LLC

Escrow No.: 1227CNV-SH

When Recorded Mail To:

Charles A. Gaudio

481 Fourth Street

Crescent Valley, NV 89821

Mail Tax Statements to: (deeds only)

Same as Above

EUREKA COUNTY, NV

2024-253327

RPTT:\$487.50 Rec:\$37.00

\$524.50 Pgs=4

11/12/2024 01:13 PM

CORE TITLE GROUP, LLC (N. NV)

KATHERINE J. BOWLING, CLERK RECORDER

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


STEVEN HUNT - ESCROW AGENT

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Dustin Kersey and Mikayla Kersey, husband and wife who acquired title as Michael Dustin Kersey do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

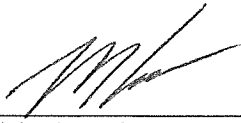
Charles A. Gaudio, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Crescent Valley, County of Eureka State of Nevada bounded and described as follows:

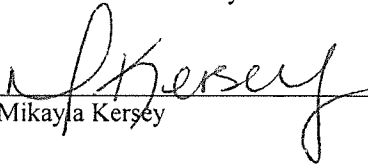
See attached Exhibit A

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

Dated: 10/17/2024



Michael Dustin Kersey



Mikayla Kersey

STATE OF NV _____


COUNTY OF Humboldt _____

} ss

This instrument was acknowledged before me on

November 12, 2024

By Michael Dustin Kersey and Mikayla Kersey.



Notary Public

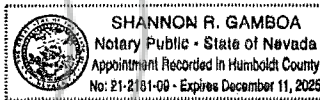


EXHIBIT A

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

Lot 4 in Block 23 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as shown by map thereof recorded April 6, 1959 as File No. 34081 in the Office of the County Recorder of Eureka County, Nevada.

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 002-039-27

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 RECORDERS OPTIONAL USE ONLY

NOTES: _____

3. Total Value/Sales Price of Property:

\$125,000.00

Deed in Lieu of Foreclosure Only (value of property)

(

Transfer Tax Value:

\$125,000.00

Real Property Transfer Tax Due:

\$487.50

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 %

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 Michael Kersey
Signature Mikayla Kersey

Capacity SELLER
Capacity SELLER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Dustin Kersey and Mikayla Kersey
Address: 2905 Paiute Street
City: Winnemucca
State: NV Zip: 89445

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Charles A. Gaudio
Address: 481 Fourth Street
City: Crescent Valley
State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC Esc. #: 1227CNV-SH
Address: 625 Sheehan St, Ste E
City/State/Zip: Winnemucca, NV 89445

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)