

A.P.N. No.:	005-690-15
R.P.T.T.	\$ 87.75
File No.:	2474288
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	<i>Same as below</i>
	When Recorded Mail To:
	John M Milner
	PO Box 1356
	Carlin, NV 89822

EUREKA COUNTY, NV	2024-253329
RPTT:\$87.75 Rec:\$37.00	
\$124.75 Pgs=2	11/13/2024 02:15 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert D. Hart and Kathryn A. Hart, Trustees of The Hart Family Trust, dated September 24, 2003, who acquired title as Hart Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John M Milner, an unmarried man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 5: SW1/4SW1/4;

EXCEPTING THEREFROM 90% in and to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Strathearn Cattle Company, et al, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 12, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Hart Family Trust dated September 24, 2003

Robert D. Hart
Robert D. Hart, Trustee

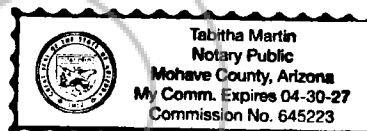
Kathryn A. Hart
Kathryn A. Hart, Trustee

State of ~~Nevada~~ Arizona)
County of ~~Eureka~~ Mohave) ss

This instrument was acknowledged before me on the 12 day of November, 2024
By: Robert D. Hart and Kathryn A. Hart, Trustees of The Hart Family Trust, dated September 24, 2003

Signature: Tabitha Martin
Notary Public

My Commission Expires: 4/30/2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-690-15
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 22,500.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 22,500.00
d. Real Property Transfer Tax Due \$ 87.75

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 Robert D. Hart Capacity Grantor
Robert D Hart, Trustee

Signature _____ Capacity Grantee
John M Miller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert D. Hart and Kathryn A. Hart,
Trustees of The Hart Family Trust,
dated September 24, 2003
Address: 3805 Reservation Dr
City: Lake Havasu City
State: AZ Zip: 86406

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John M Milner
Address: PO Box 1356
City: Carlin
State: NV Zip: 89822

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

Print Name: Stewart Title Company Escrow # 2474288
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED