

A.P.N. No.:	001-116-03
R.P.T.T.	\$ 117.00
File No.:	2468399 LM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jerad Lees	
PO Box 297	
Eureka, NV 89316	

EUREKA COUNTY, NV		2024-253333
RPTT:\$117.00	Rec:\$37.00	
\$154.00	Pgs=4	11/20/2024 10:09 AM
STEWART TITLE COMPANY - NV		
KATHERINE J. BOWLING, CLERK RECORDER		

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Arron Moon and Victoria Moon, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jerad Lees, a single man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

That portion of Block Seventy (70) of the TOWNSITE OF EUREKA, Nevada, on file in the office of the Bureau of Land Management, updated and recorded June 20, 1989, as File No. 127477 in the Office of the County Recorder of Eureka County, Nevada, more particularly described as follows:

Beginning at a point 34 feet South 0°01' East from the intersection of the corner section of Sections Thirteen, Fourteen, Twenty-Three and Twenty Four;

Thence North 81°27' East, a distance of 25 feet;

Thence South 8°33' East, a distance of 75 feet;

Thence South 81°27' West, a distance of 67 feet;

Thence North 8°33' West, a distance of 75 feet,

Thence North 81°27' East, a distance of 42 feet to the point of beginning.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in or under said land as reserved by THE UNITED STATES OF AMERICA, recorded December 19, 1947, in Book 23, at page 226, of Deed Records, 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: 11/14/2024

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Dated: 11/14/2024

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 3

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

DRAFT

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 3

Arron Moon

Arron Moon

Victoria Moon

Victoria Moon

State of ~~XXXX~~ VIRGINIA)

County of ~~XXXXX~~ PRINCE GEORGE) ss
~~XXXXX~~ TMA

This instrument was acknowledged before me on the 14 day of November, 2024
By: Arron Moon and Victoria Moon

Signature: *Tara Melissa Allen*

Notary Public

~~XXXXXX~~ Tara Melissa Allen
My Commission Expires: 11/30/2026

TARA MELISSA ALLEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7615803
My Commission Expires Nov 30, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-116-03
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____


3. a. Total Value/Sales Price of Property \$ 30,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 30,000.00
d. Real Property Transfer Tax Due \$ 117.00

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  Capacity Escrow Agent
Erica Taylor

Signature _____ Capacity _____

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

Print Name: Arron Moon and Victoria Moon
Address: 1160 Sheffield Drive
City: Lynchburg
State: VA Zip: 24502

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

Print Name: Jerad Lees
Address: PO Box 297
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2468399 LM
Address: 5390 Kietzke Ln., Suite 101
City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED