

A.P. No. 003-085-04
Escrow No. 121-2679067-tw/lf
R.P.T.T. \$42.90

WHEN RECORDED RETURN TO:

Richard Northcutt and Lorrie Northcutt
PO Box 775
Kellogg, ID 83837

MAIL TAX STATEMENTS TO:

Richard Northcutt and Lorrie Northcutt
PO Box 775
Kellogg, ID 83837

EUREKA COUNTY, NV
RPTT:\$42.90 Rec:\$37.00
\$79.90 Pgs=6

2024-254024

12/04/2024 11:55 AM

FIRST AMERICAN TITLE RENO

KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN and SALE DEED

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

Rene Meyer, Randall Reith and Elayne Reith

do(es) hereby *GRANT, BARGAIN and SELL* to

Richard Northcutt and Lorrie Northcutt, husband and wife as community property with
right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

**Lot 5, of Block 5, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, as per map
recorded November 5, 1959 as File No. 34552, in the Office of the County Recorder of
Eureka County, Nevada.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

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.

Date: 11-23-2024

Rene Meyer
Rene Meyer

SIGNED IN
COUNTERPART

Elayne Reith

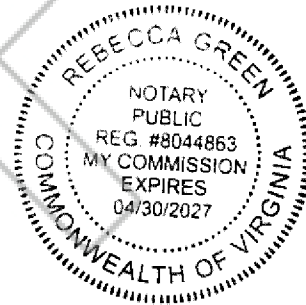
SIGNED IN
COUNTERPART

Randall Reith

STATE OF Virginia)
 : ss.
COUNTY OF Henrico)

This instrument was acknowledged before me on
11-23-2024 by
**Rene Meyer and Elayne Reith and Randall
Reith.**

Rebecca Green
Notary Public
(My commission expires: 04-30-27)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
_____ under Escrow No. 121-2679067

COMMONWEALTH OF VIRGINIA
ALL-PURPOSE ACKNOWLEDGEMENT

State of Virginia
County/City of Henrico

On this 23rd day of November, 2024, before me, Rebecca Green
(Notary's Full Name), a Notary Public in and for the Commonwealth of Virginia, personally
appeared Rene Meyer (Signer's Full Name), who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rebecca Green

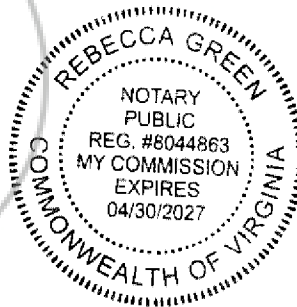
(Signature of Notary Public)

8044863

(Notary Registration Number)

My Commission Expires: 04 30-27

(Notary Seal)



SIGNED IN
COUNTERPART

Rene Meyer

SIGNED IN
COUNTERPART

Elayne Reith

Randall Reith
Randall Reith
Randall Reith

STATE OF CA)
COUNTY OF San Diego : ss.

This instrument was acknowledged before me on
11/23/2024 by
**Rene Meyer and Elayne Reith and Randall
Reith.**

Josue M. Camacho
Notary Public
(My commission expires: 11/12/2027)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/23/2024 under Escrow No. 121-2679067

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

State of California, County of San Diego

Subscribed and sworn to (or affirmed) before me

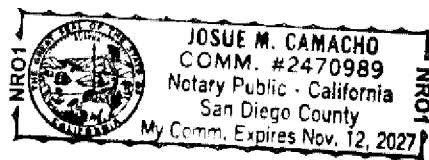
on this 23rd day of November, 2024

by _____

proved to me on the basis of satisfactory evidence

to be the person(s) who appeared before me.

Signature: _____



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 11/23/2021 before me, Josue M. Camacho, Notary Public,
(here insert name and title of the officer)

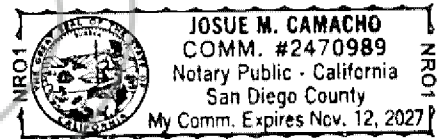
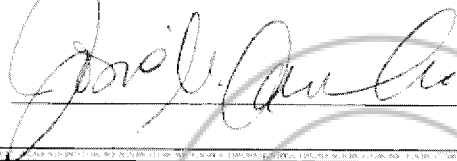
personally appeared Randall Reith

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Sale Deed

containing 2 pages, and dated 11/28/2021

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-Fact

☐ Corporate Officer(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other

representing:

Randall Reith

(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ In person (if identification) ☐ Credible witnesses

Notarial event is detailed in notary journal on:
Page # 1 Entry # 4

Notary contact: 760-682-5383

Other

☐ Additional Signers ☐ Signers (Thumbprints)

SIGNED IN
COUNTERPART

Rene Meyer

Elayne Reith

Elayne Reith

SIGNED IN
COUNTERPART

Randall Reith

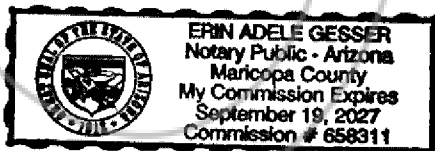
STATE OF Arizona
: ss.
COUNTY OF Maricopa

This instrument was acknowledged before me on
Elayne Reith by
**Rene Meyer and Elayne Reith and Randall
Reith.**

Erin Adele Gesser

Notary Public
(My commission expires: 9/19/2027)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/24/24 under Escrow No. 121-2679067



My commission expires - 9/19/2027

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-085-04
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 RECORDERS OPTIONAL USE

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

3. a) Total Value/Sales Price of Property: \$11,000.00
b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$11,000.00
d) Real Property Transfer Tax Due \$42.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 33 %

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: Rene Meyer

Capacity: grantor

Signature: _____

Capacity: grantor

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

Print Name: Rene Meyer and Elayne Reith and
Randall Reith
Address: 629 South Carolina Ct.

City: St. Charles
State: MO Zip: 63303

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

Print Name: Richard Northcutt and
Lorrie Northcutt
Address: PO Box 775

City: Kellogg
State: ID Zip: 83837

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

First American Title Insurance
Print Name: Company
Address: 5470 Kietzke Lane, Ste 230
City: Reno

File Number: 121-2679067 tw/ tw
State: NV Zip: 89511-2043

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