

TAX PARCEL #:

202614

FILED FOR RECORD AT REQUEST OF:

Melynda Jeanann Sharkozy

WHEN RECORDED RETURN TO:

Linda Watkins

362 3rd Street, Crescent Valley, NV 89821



KATHERINE J. BOWLING, CLERK RECORDER

Warranty Deed

For and in consideration of \$20,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Melynda Jeanann Sharkozy, not married, of 5018 Tenabo Avenue, Crescent Valley, NV 89821, USA, (the "Grantor"), conveys, with general warranty covenants, unto Linda Watkins, not married, of 362 3rd Street, Crescent Valley, NV, 89821, USA, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Eureka, Nevada, together with all after acquired title of the Grantor in the Premises:

Lot 7 – Block 3 – Unit 1 Crescent Valley Ranches and Farms.

Being all or part of the same property described in the County Register's Deed Book

_____, Page _____

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

DATED: December 14, 2024

Signed in the presence of:

Melynda Sharkozy

GRANTOR

Signature

Linda Watkins

Grantee

Signature

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF EIKO

On this day personally appeared before me Melynda Jeanann Sharkozy, the "Grantor", to me know (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument and acknowledged that this Warranty Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of December, 2024

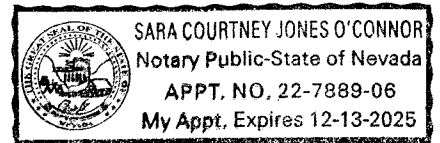
Sara Courtney Jones O'Connor

Notary Public in and for the State of Nevada

County of EIKO

Residing at 1910 Idaho St SE Ste 102 EIKO NV 89801

My Commission Expires Dec 13, 2025



Send Subsequent Tax Bills to:

Linda Watkins, 362 3rd Street,
Crescent Valley, NV 89821

Drafted By:

Melynda Jeanann Sharkozy

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 00202614
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 13,891.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due _____

\$ 54.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity GRANTEE

Signature _____ Capacity _____

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

Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

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

Print Name: LINDA WATKINS
 Address: 1188 COURT ST. #100
 City: ELKO
 State: NV Zip: 89801

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED