

APN: 005-060-05

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00

2025-254184
02/05/2025 09:23 AM
Pgs=6

Mail Tax Statement to:

James and Theresa Sherman
4095 Fruit Street, Spc. 918
La Verne, California 91750



When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, JAMES SHERMAN and THERESA SHERMAN, husband and wife, and CHARLES RYAN and WANDA RYAN, Trustees of THE CHARLES AND WANDA RYAN LIVING TRUST, UTD SEPT. 17, 2007, herein referred to as Grantors, do hereby grant, bargain and sell to JAMES SHERMAN and THERESA SHERMAN, husband and wife, as joint tenants with right of survivorship, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M., AS PER GOVERNMENT SURVEY, EUREKA COUNTY, NEVADA.

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.


TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.

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IN WITNESS WHEREOF, the Grantors have signed this Deed this _____ day of _____, 2024.


JAMES SHERMAN


THERESA SHERMAN

CHARLES RYAN, Trustee of THE
CHARLES AND WANDA RYAN LIVING
TRUST, UTD SEPT. 17, 2007

WANDA RYAN, Trustee of THE CHARLES
AND WANDA RYAN LIVING TRUST,
UTD SEPT. 17, 2007

STATE OF _____)
: ss.
COUNTY OF _____)

See attached
notarial certificate

This instrument was acknowledged before me on _____, 2024, by
JAMES SHERMAN.

NOTARY PUBLIC

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2024, by
THERESA SHERMAN.

NOTARY PUBLIC

See attached
notarial certificate

IN WITNESS WHEREOF, the Grantors have signed this Deed this 20 day of Jan, 2024.
2025

JAMES SHERMAN

THERESA SHERMAN

Charles Ryan

CHARLES RYAN, Trustee of THE
CHARLES AND WANDA RYAN LIVING
TRUST, UTD SEPT. 17, 2007

Wanda Ryan

WANDA RYAN, Trustee of THE CHARLES
AND WANDA RYAN LIVING TRUST,
UTD SEPT. 17, 2007

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2024, by
JAMES SHERMAN.

NOTARY PUBLIC

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2024, by
THERESA SHERMAN.

NOTARY PUBLIC

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 Los Angeles

On December 20, 2024 before me, Nina Pasinlli Notary Public
(insert name and title of the officer)

personally appeared Theresa Harrison-Sherman and James Sherman-----
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.

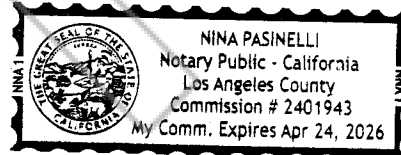
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

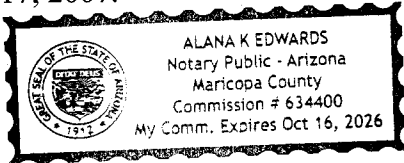


(Seal)



STATE OF Arizona)
COUNTY OF Maricopa) : ss.

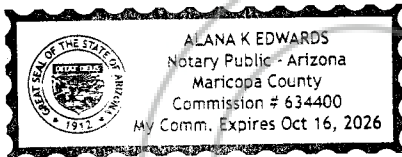
This instrument was acknowledged before me on 1/20 ²⁰²⁵~~2024~~, by
CHARLES RYAN, Trustee of THE CHARLES AND WANDA RYAN LIVING TRUST, UTD
SEPT. 17, 2007.



Alana K Edwards
NOTARY PUBLIC

STATE OF Arizona)
COUNTY OF Maricopa) : ss.

This instrument was acknowledged before me on 1/20 ²⁰²⁵~~act, 2024~~, by
WANDA RYAN, Trustee of THE CHARLES AND WANDA RYAN LIVING TRUST, UTD SEPT.
17, 2007.



Alana K Edwards
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-060-05
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

\$ 11,200

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

(_____)

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due _____

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 4

b. Explanation Reason for Exemption : A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

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 _____

ZACHARY GERBER

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Sherman, et al

Address: 4095 Fruit Street Space 918

City: Laverne

State: California Zip: 91750

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Sherman and Theresa Sherman

Address: 4095 Fruit Street Space 918

City: Laverne

State: California Zip: 91750

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

Print Name: Gerber Law Offices, LLP

Escrow #: _____

Address: 491 4th Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED