

A.P.N. No.:	001-031-08
R.P.T.T.	\$1,345.50
File No.:	2534638
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Geoffrey Roy Needham II and Eve Marie Evenson Needham	
PO Box 7	
Eureka, NV 89316	

EUREKA COUNTY, NV
RPTT:\$1345.50 Rec:\$37.00
\$1,382.50 Pgs=3
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254277

02/28/2025 11:23 AM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Maureen Ann Garner, who acquired title as Maureen A Labarry, an unmarried woman, also known as Maureen A Torres and Nathan Ray Garner, wife and husband, as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Geoffrey Roy Needham II and Eve Marie Evenson Needham, husband and wife, as joint tenants with right of survivorship,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

A Parcel of land in Block Number Seventy-eight (78), which is described as follows:

Commencing at NE Corner of Block 78;

THENCE South 9°09' East, along the East side line of said Block 78, 225.05 feet, to a point, the point of beginning;

THENCE continuing South 9°09' East, along the East side line, a distance of 50 feet to a point;

THENCE South 80°51' West, 145.64 feet to the West side line of said Block 78;

THENCE North 9°09' West, on the West side line of said Block 78, a distance of 50 feet to a point;

THENCE North 80°51' East, a distance of 145.64 feet to a point on the East side line of Block 78, the Point of Beginning.

EXCEPTING THEREFROM all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value

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

Page 1 of 3

reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

The above metes and bounds legal description appeared previously in that certain Document recorded on February 14, 2012, as Document No. 219578, Official Records, pursuant to NRS Section 6. NRS 111.312.

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: 2/14/2025

**SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.**

Maureen Ann Garner

Maureen Ann Garner

Nathan Ray Garner

Nathan Ray Garner

Michigan *JG*

State of ~~Nevada~~

)

County of Macomb

) ss

)

This instrument was acknowledged before me on the 14 day of February, 2025
By: Maureen Ann Garner and Nathan Ray Garner

Signature: *Joseph Youanes*

Notary Public

My Commission Expires: 1/26/2027

JOSEPH YOUANES
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2027

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-031-08
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

\$ 345,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 345,000.00

d. Real Property Transfer Tax Due

\$ 1,345.50

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 _____ Grantor _____

Maureen Ann Garner

Signature _____ Capacity _____ Grantee _____

Geoffrey Roy Needham II

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

Print Name: Maureen Ann Garner and Nathan Ray Garner

Address: 7533 Gold Court

City: Reno

State: NV Zip: 89506

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

Print Name: Geoffrey Roy Needham II and Eve Marie Evenson Needham

Address: PO Box 7

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company

Escrow # 2534638

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED