

A.P.N.: 001-173-04 and 008-400-02  
File No: 92177440LA (BM)  
R.P.T.T.: \$

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=3  
2025-254293  
03/07/2025 01:07 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
KATHERINE J. BOWLING, CLERK RECORDER E06

When Recorded Mail To: Mail Tax Statements To:  
ANNELLE WATTS  
991 S MAIN ST  
EUREKA, NV 89316

***GRANT, BARGAIN and SALE DEED***

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

JESSE JAMES WATTS

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

ANNELLE D. WATTS, a single woman as her sole and separate property

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

**Parcel 1:**

**A parcel of land located in Block 107 of the TOWNSITE OF EUREKA, Nevada, in SW 1/4 NW 1/4, Section 24, Township 19 North, Range 53 East, according to the U.S.D.I. general land office map dated November 19, 1937,**

**Beginning at a point 171.86 feet West of the Southeast corner of Block 107, and progressing a distance of 92 feet on a true bearing of North 89°59' West to an intersection on the state highway East r/w line, thence a distance of 154 feet along said r/w line on a true bearing of North 2°04' West, thence a distance of 154 feet on a true bearing of South 89°59' West, thence a distance of 92 feet on a true bearing of South 89°59' West, thence a distance of 154 feet on a true bearing of South 2°04' East to the Point of Beginning.**

**Parcel 2:**

**A further parcel of land lying without the TOWNSITE OF EUREKA, Nevada, and as more fully described in the Office of the County Recorder, Eureka County, Nevada, in Book 21, deeds, Page 263, to which reference is hereby made.**


**Note : The above metes and bound description appeared previously in that certain document recorded May 19, 2014, in Book 565, Page 0304, as Instrument No. 0227326.**

**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.

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.

Date: 02/18/2025

  
JESSE JAMES WATTS

Jesse James Watts

STATE OF **NEVADA**

COUNTY OF Washoe

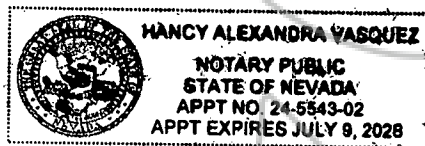
)  
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This instrument was acknowledged before me on this:  
3<sup>rd</sup> day of March, 2025

By: **JESSE JAMES WATTS**

By: \_\_\_\_\_ / Its: \_\_\_\_\_  
Hancy Alexandra Vasquez

Notary Public  
(My commission expires: July 9, 2025)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-173-04 and 008-400-02  
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: \$0.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$0.00  
d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 6  
b. Explain reason for exemption: IN COMPLIANCE WITH A DIVORCE, without consideration

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: \_\_\_\_\_

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: Grantee

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

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

Print Name: JESSE JAMES WATTS

Print Name: ANNELLE D. WATTS, a

Address: 991 S MATN ST

Address: and separate property

City: EUREKA

City: EUREKA

State: NV      Zip: 89316

State: NV      Zip: 89316

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

Print Name: First American Title

File Number: 92177440LA BM/ SN

Address: 215 South State Street, Suite 280

City: Salt Lake City

State: UT      Zip: 84111

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