

APN#: 005-230-27
Escrow No. 25-117418

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**
Tonya McKinney and Gabriel Cooper
121 Ash St
Piedmont, MO 63957

EUREKA COUNTY, NV
RPTT:\$46.80 Rec:\$37.00
\$83.80 Pgs=3
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER

2025-254304
03/14/2025 09:38 AM

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$46.80

THIS INDENTURE WITNESSETH: That

Jeff Dunmire, a single man,

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

Tonya McKinney and Gabriel Cooper, wife and husband as joint tenants,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

1. Taxes for the fiscal year 2024-2025.
2. Rights of way, reservations restrictions, easements and conditions of record.


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 7th day of March, 2025.


Jeff Dunmire

Idaho
STATE OF NEVADA ~~Idaho~~
COUNTY OF Ada

This instrument was acknowledged before me this 7th day of March, 2025 by Jeff Dunmire.


Notary Public for Nevada ~~Idaho~~ Idaho
My Commission Expires: 2/11/2028

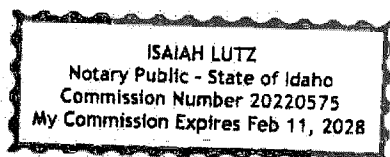
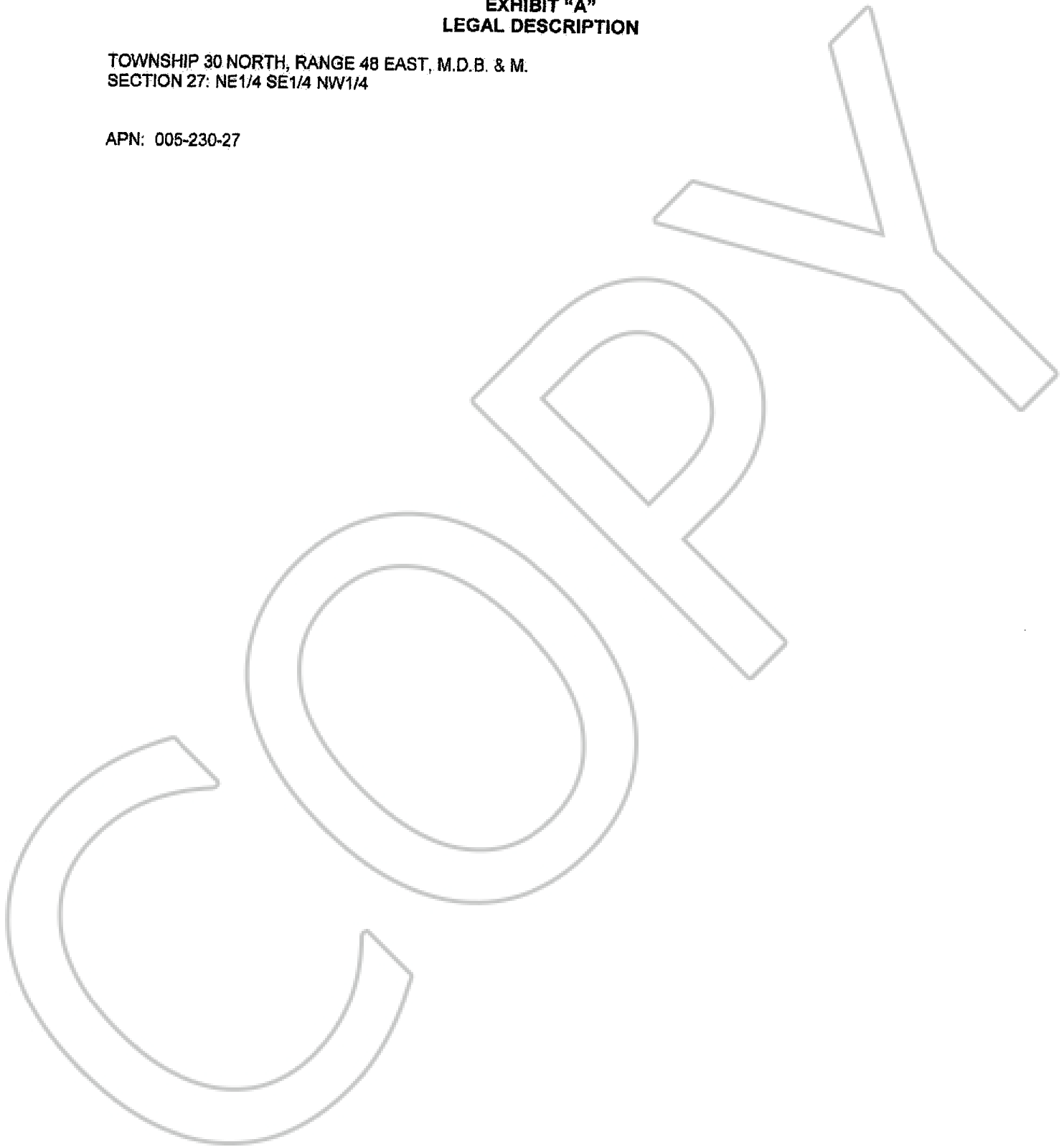


EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.
SECTION 27: NE1/4 SE1/4 NW1/4

APN: 005-230-27



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 005-230-27

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 _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

\$12,000.00

Transfer Tax Value:

\$12,000.00

Real Property Transfer Tax Due:

\$46.80

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 _____

Capacity Grantor

Signature _____

Jeff Dunmire

Capacity Grantee

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

Print Name: Jeff Dunmire

Name:

Address: 6568 S. Federal Way #216

City: Boise

State: ID

Zip: 83716

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

Print Name: Tonya Mckinney and Gabriel Cooper

Name:

Address: 121 Ash St

City: Piedmont

State: MO

Zip: 63957

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer

Print Name: WFG National Title Insurance Company

Escrow #: 26-117418

Address: 905 Railroad Street Suite 204

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____

Page: _____

Date of Recording: _____

Notes: _____