

# GRANT, BARGAIN, and SALE DEED

005-700-11

APN: \_\_\_\_\_

EUREKA COUNTY, NV  
LAND-GBS  
Rec:\$37.00  
Total:\$37.00  
KRISTJAN R. PUSPOS

**2025-254353**  
03/20/2025 01:55 PM  
Pgs=3

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: KRISTJAN R.PUSPOS

Address: 8065 OPAL STATION DR

City/State/Zip: RENO,NV 89502



00022551202502543530030038

E05

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S):

GREG E. BERLIN

for and in consideration of

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S):

KRISTJAN R. PUSPOS

whose address is

(if applicable): 8065 OPAL STATION DR

, situate in

the City of RENO, County of WASHOE, State of NV

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)

SEE EXEMPTION A

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on \_\_\_\_\_.

Signature of Grantor

Signature of Grantor

Print or type name here

Print or type name here

STATE OF NEVADA

COUNTY OF EUREKA

This instrument was acknowledged before me on (date)

MARCH 1, 2025

By (person(s) appearing before notary public)

TIMOTHY POST

Notary Public

My Commission expires:

7-21-2027

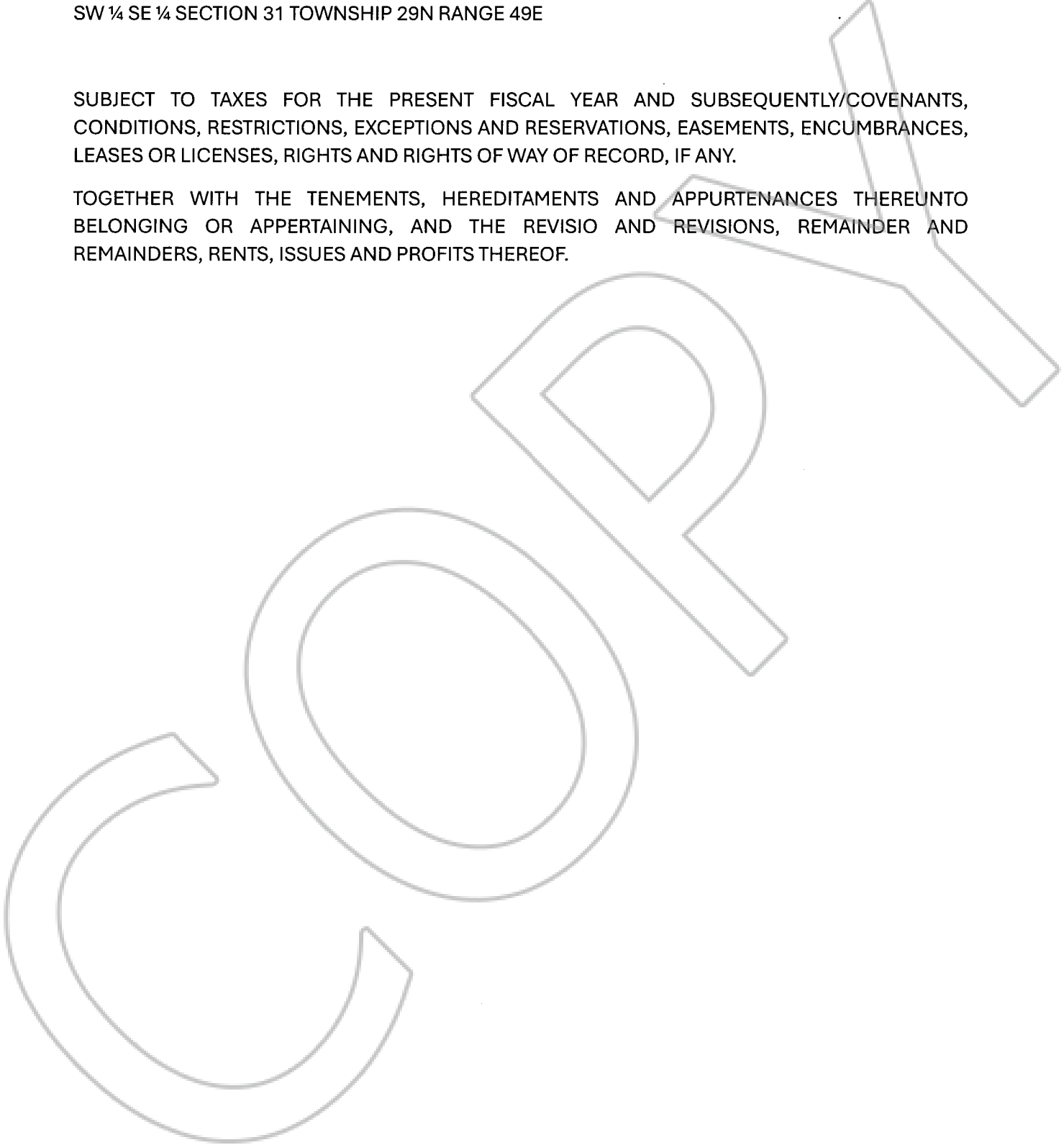


EXEMPTION A

SW ¼ SE ¼ SECTION 31 TOWNSHIP 29N RANGE 49E

SUBJECT TO TAXES FOR THE PRESENT FISCAL YEAR AND SUBSEQUENTLY/COVENANTS, CONDITIONS, RESTRICTIONS, EXCEPTIONS AND RESERVATIONS, EASEMENTS, ENCUMBRANCES, LEASES OR LICENSES, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, AND THE REVISIO AND REVISIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) apn 005-700-11  
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 \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 5 \_\_\_\_\_

b. Explain Reason for Exemption: from father/stepdad to son

**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 [Signature] Capacity Grantor

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

Print Name: GRE E. BERLIN

Address: 2915 CITY VIEW TERRACE

City: SPARKS

State: NV Zip: 89431

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

Print Name: KRISTJAN R. PUSPOS

Address: 8065 OPAL STATION DRIVE

City: RENO

State: NV Zip: 89506

**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