

A.P.N.: 007-395-13
File No: 121-2681444 (JP)
R.P.T.T.: \$107.25

EUREKA COUNTY, NV
RPTT:\$107.25 Rec:\$37.00
\$144.25 Pgs=3
FIRST AMERICAN TITLE RENO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254358

03/24/2025 01:12 PM

When Recorded Mail To: Mail Tax Statements To:
Kelly J. Painter and Joan C. Painter
1412 Catalina Ridge
Mesquite, NV 89027

GRANT, BARGAIN and SALE DEED

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

Richard Tsosie and Mohea Nyree Tsosie, husband and wife as joint tenants, with right of survivorship

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

Kelly J. Painter and Joan C. Painter, husband and wife as joint tenants

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

Parcel E as shown on that certain Parcel Map for Salvatore & Betty Ann Grasso filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120754, being a portion of Parcel D of Parcel Map for Marvin and Cecilie Lee as File No. 114555, E 1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M.

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.

SIGNED IN
COUNTERPART

Richard Tsosie

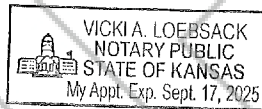
Mohea Nyree Tsosie
Mohea Nyree Tsosie

VA
Kansas
STATE OF ~~NEVADA~~
Sedgwick: ss.
COUNTY OF ~~WASHOE~~
VA

This instrument was acknowledged before me on
March 21, 2025 by

VA ~~Richard Tsosie and Mohea Nyree Tsosie.~~

Vicki A. Loeb sack
Notary Public
(My commission expires: 9/17/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/11/2025 under Escrow No. 121-2681444

Richard Tsosie
Richard Tsosie

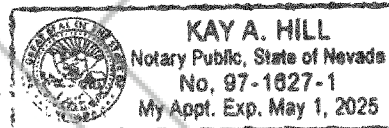
SIGNED IN
COUNTERPART

Mohea Nyree Tsosie

STATE OF **NEVADA**)
COUNTY OF **WASHOE**) *Clark* ss.
K

This instrument was acknowledged before me on
March 21, 2025 by
Richard Tsosie and Mohea Nyree Tsosie

Kay A. Hill
Notary Public
(My commission expires: 05-01-2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/11/2025 under Escrow No. 121-2681444

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-395-13
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: \$27,500.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$27,500.00
d) Real Property Transfer Tax Due \$107.25

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: Agent

Signature: _____

Capacity: _____

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

Richard Tsosie and Mohea Nyree

Print Name: Tsosie

Address: Po Box 823

City: Eureka

State: NV Zip: 89316

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

Kelly Painter and Joan

Print Name: Painter

Address: 1412 Catalina Ridge

City: Mesquite

State: NV Zip: 89027

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

First American Title Insurance

Print Name: Company File Number: 121-2681444 JP/ JP

Address: 5470 Kietzke Lane, Ste 230

City: Reno State: NV Zip: 89511-2043

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