

<b>A.P.N. No.:</b>	002-025-01
<b>R.P.T.T.</b>	\$ 156.00
<b>File No.:</b>	2556008
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> <i>Same as below</i>	
<b>When Recorded Mail To:</b>	
Robert David Colegrove	
87 McDaniel Way	
Crescent Valley, NV 89821	

EUREKA COUNTY, NV		<b>2025-254363</b>
RPTT:\$156.00	Rec:\$37.00	
\$193.00	Pgs=2	<b>03/26/2025 09:45 AM</b>
STEWART TITLE ELKO		
KATHERINE J. BOWLING, CLERK RECORDER		

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Timothy Earles and Bernadine Lenard, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Robert David Colegrove, an unmarried man**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 12, Block 1, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved in deed from SOUTHERN PACIFIC LAND COMPANY to H.I. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951 in Book 24, Page 168, Deed Records, Eureka County, Nevada.

### 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: 3-25-25

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

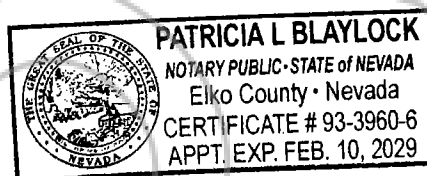
Timothy Earles  
Timothy Earles

Bernadine Lenard  
Bernadine Lenard

State of Nevada                    )  
  ) ss  
County of Elko                    )

This instrument was acknowledged before me on the 25<sup>th</sup> day of March, 2025  
By: Timothy Earles and Bernadine Lenard

Signature: [Signature]  
Notary Public  
Patricia L Blaylock  
My Commission Expires: 02/10/2029



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 002-025-01  
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 \$ 40,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 40,000.00  
d. Real Property Transfer Tax Due \$ 156.00

**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 Trish Blaylock Capacity \_\_\_\_\_ Escrow Agent

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

Print Name: Timothy Earles and Bernadine Lenard  
Address: PO Box 2323  
City: Elko  
State: NV Zip: 89803

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

Print Name: Robert David Colegrove  
Address: 87 McDaniel Way  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: Stewart Title Company Escrow # 2556008  
Address: 810 Idaho St  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED