

# GRANT, BARGAIN, and SALE DEED

APN: 001-056-02

EUREKA COUNTY, NV  
LAND-QTD  
RPTT:\$234.00 Rec:\$37.00  
Total:\$271.00  
RICH MCKAY

2025-254411  
04/10/2025 11:50 AM  
Pgs=3

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Rich and Crystal McKay  
Address: P.O. Box 834  
City/State/Zip: Eureka, NV 89316



00022622202502544110030039

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Julio and Donna Garcia

\_\_\_\_\_ for and in consideration of  
(TEN) Dollars (\$ 10.00) the receipt of which is hereby

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

Rich and Crystal McKay whose address is  
(if applicable): 40 Railroad Street, situate in  
the City of Eureka, County of Eureka, State of NEVADA.

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

(Set forth legal description)

Lots 3, 4, 5 and 6 of Block 93  
together with improvements thereon  
Situated in the township of Eureka, Nevada

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 \_\_\_\_\_.

Donna Lee Garcia  
Signature of Grantor

Julio Garcia  
Signature of Grantor

Donna Lee Garcia  
Print or type name here

Julio Garcia  
Print or type name here

STATE OF NEVADA Colorado

COUNTY OF EUREKA Adams

This instrument was acknowledged before me on (date) April 2, 2025

By (person(s) appearing before notary public) Donna Lee Garcia and Julio Garcia

Annette Ponce  
Notary Public

My Commission expires: May 22, 2027

ANNETTE PONCE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914007031  
MY COMMISSION EXPIRES MAY 22, 2027

MICHAEL A. MEARS  
EUREKA COUNTY ASSESSOR  
20 S. MAIN ST.  
PO BOX 88  
EUREKA, NV 89316



**NOTICE OF ASSESSED VALUATION**

**THIS IS NOT A TAX BILL  
IT IS A NOTICE OF VALUE ONLY**

*Rich  
think  
our  
last  
Don  
on  
the house*

GARCIA, DONNA & JULIO  
441 FARM HOUSE WAY  
BRIGHTON, CO 80601

Mailing Date 12/10/2024

Questions? Call us at:  
775-237-5270

**YOUR PROPERTY TAX BILL IS CAPPED,  
NOT YOUR ASSESSED VALUE.  
ASSESSMENT ROLL IS AVAILBLE PER  
NRS 361.300**

Parcel Number: 001-056-02

District: 1.0

Appraisal Year:

Property Location: 120 SHERIDAN STREET

Abatement Status: Low Cap

Abated Taxes are based on Prior Year

Gross Assessed Value of: 19,070

Assessed Value	This Fiscal Year 2024/2025	Next Fiscal Year 2025/2026	Tax Capped Value
Land	10,406	10,406	
Structures	14,940	15,017	
Personal Property	0	0	
Assessed Total	25,345	25,423	19,070
Exemptions	0	0	
Net Assessed Value	25,345	25,423	
Value Excluded From Abatement	0	0	

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	29,730	29,730	
Structures	42,685	42,907	
Personal Property	0	0	
Taxable Total	72,415	72,637	54,487
Exemptions	0	0	
Net Taxable Value	72,415	72,637	
Value Excluded From Abatement	0	0	

**NOTICE OF ASSESSED VALUATION**

**THIS IS NOT A TAX BILL - IT IS A NOTICE OF VALUE ONLY**

Each fiscal year runs from July 1st to June 30th. Tax bills are calculated by the Eureka County Treasurer's Office and printed in July. For tax billing questions, please contact the Treasurer's Office at 775-237-5262 or visit their website at <https://www.eurekacountynv.gov/departments/treasurer/>

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 001-056-02  
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  
Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

\$ 60,000

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

**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 Donna and Julio Garcia Capacity Grantor

Signature Rich McKay Capacity Grantee

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

Print Name: Donna and Julio Garcia  
Address: 441 Farmhouse Way  
City: BRECKEN  
State: CO Zip: 80601

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

Print Name: Rich McKay  
Address: 40 Railroad Street  
City: EUREKA  
State: CA Zip: 95316

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
City: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED