

APN#: 001-230-15
Escrow No. 25-124825

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Courtney Pearce
40 Whistler St
Eureka, NV 89316

EUREKA COUNTY, NV
RPTT:\$1099.80 Rec:\$37.00
\$1,136.80 Pgs=3
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER

2025-254420

04/11/2025 02:48 PM

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,099.80

THIS INDENTURE WITNESSETH: That

Reata Schwab and David Schwab, wife and husband as joint tenants,

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

Courtney Pearce, an unmarried woman,

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 09 day of April, 2025.

Reata Schwab

Reata Schwab

David

David Schwab

STATE OF Arizona

COUNTY OF Maricopa

This instrument was acknowledged before me this 09 day of April, 2025 by Reata Schwab and David Schwab.

Nathalie Lozano

Notary Public for Arizona

My Commission Expires: Nov. 8, 2027

Notarized online using audio-video communication



Nathalie Lozano
Electronic Notary Public
State of Arizona

Commission #: 658991
Commission Expires: 11/08/2027

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 15, EUREKA CANYON SUBDIVISION PHASE 1 STAGE 1, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, ON JULY 2, 2012, FILE NUMBER 220732.

APN: 001-230-15

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **001-230-15**

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:

\$282,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$282,000.00

Real Property Transfer Tax Due: _____

\$1,099.80

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 Reata Schwab

Capacity Grantor

Reata Schwab and David Schwab

Signature Cheryl Rosales

Capacity Grantee Agent

Cheryl Rosales

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

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

Print Reata Schwab and David Schwab

Print Courtney Pearce

Name: _____

Name: _____

Address: 26 Sunrise Trail Road

Address: 40 Whistler St

City: Hysham

City: Eureka

State: MT

Zip: 59038

State: NV

Zip: 89316

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

Print Name: WFG National Title Insurance Company

Escrow #: 25-124825

Address: 905 Railroad Street Suite 204

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED