

<b>A.P.N. No.:</b>	005-070-19
<b>R.P.T.T.</b>	\$ <b>15.60</b>
<b>File No.:</b>	2585028
<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>	
Raeana Jensen and Jason Madera	
5415 Morella Avenue	
Valley Village, CA 91607	

EUREKA COUNTY, NV	<b>2025-254505</b>
RPTT:\$15.60 Rec:\$37.00	
\$52.60 Pgs=2	05/12/2025 02:00 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Pamela J. Nielsen, Successor Trustee of the Darlene R. Owen Family Trust Agreement dated August 8, 1996 and restated April 21, 2004**

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

**Raeana Jensen and Jason Madera, wife and husband, as joint tenants,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

The North one-half of the South one-half of the Southeast Quarter of Section 35 Township 31 North, Range 48 East, M.D.B., as per Government Survey

APN: 005-070-19

**\*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: 5/11/2025

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

Darlene R. Owen Family Trust Agreement dated  
August 8, 1996 and restated April 21, 2004

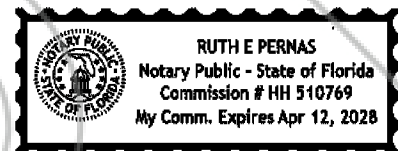
By: Pamela J. Nielsen  
Pamela J. Nielsen, Successor Trustee

State of Florida )  
County of Broward ) ss

This instrument was acknowledged before me on the 1 day of May, 2025  
By: Pamela J. Nielsen, Successor Trustee of the Darlene R. Owen Family Trust Agreement dated August  
8, 1996 and restated April 21, 2004 by means of online notarization and produced USA Passport as identification R&P

Signature: Ruth E Pernas  
Notary Public Ruth E Pernas

My Commission Expires: 4/12/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 2

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 005-070-19  
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**

\$ 2,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( \_\_\_\_\_ )

**c. Transfer Tax Value:**

\$ 3,766.00

**d. Real Property Transfer Tax Due**

\$ 15.60

**4. If Exemption Claimed:**

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

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100.00%**

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 Brandon Hatch Capacity Escrow Processor

Brandon Hatch

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Pamela J. Nielsen, Successor Trustee  
of the Darlene R. Owen Family Trust  
Agreement dated August 8, 1996 and  
restituted April 21, 2004

Address: 816 307th Ave

City: KIMBERLEY

State: BC Zip: V1A 3J2

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Raeana Jensen and Jason  
Madera

Address: 5415 Morella Avenue Valley Village

City: Valley Village

State: CA Zip: 91607

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

Print Name: Stewart Title Company

Escrow # 2585028

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED