

A.P.N. No.:	007-398-13
R.P.T.T.	\$1,072.50
File No.:	2575872
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Brian Clugage and Natosha Clugage	
PO Box 410	
Eureka, NV 89316	

EUREKA COUNTY, NV
RPTT:\$1072.50 Rec:\$37.00
\$1,109.50 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254514

05/14/2025 03:40 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kyle J Hoggatt, a single man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Brian Clugage and Natosha Clugage, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

PARCEL 1:

Parcel E4-4 as shown on that certain parcel Map for Cheyenne Land and Livestock, Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on August 6, 1999, as File No. 172493, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

PARCEL 2:

Parcel E4-3 as shown on that certain parcel Map for Cheyenne Land and Livestock, Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on August 6, 1999, as File No. 172492, being a portion of the E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING FROM Parcels 1 and 2 all the oil and gas lying in and under said land as reserved by the U.S.A., in patent recorded April 15, 1966, in Book 10, Page 331, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1 and 2 all of their right, title and interest in the mineral rights lying in and under said land as reserved by Earl A. Rasmussen and Lavernia C. Rasmussen, as co-trustees of the Rasmussen Trust, et al, in deed recorded July 11, 1996, in Book 297, Page 485, Official Records of Eureka County, Nevada.

APN: 007-398-13

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: 4-17-25

Kyle J Hoggatt
Kyle J Hoggatt

State of Nevada)
County of Elko) ss

This instrument was acknowledged before me on the 17th day of April, 2025
By: Kyle J Hoggatt

Signature: [Signature]
Notary Public

My Commission Expires: 2/10/29



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-398-13
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
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 275,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 275,000.00
d. Real Property Transfer Tax Due \$ 1,072.50

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 _____
Trish Blaylock

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kyle J Hoggatt
Address: Po Box 203
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brian Clugage and Natosha Clugage
Address: PO Box 410
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2575872
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED