

APN 002-038-30

EUREKA COUNTY, NV  
LAND-GRT  
\$37.00  
Total:\$37.00  
JOHN B BERRETT

**2025-254516**  
05/19/2025 11:01 AM  
Pgs=3

Mail Tax Statements to:

John B. Berrett  
7038 Cortez Way  
Crescent Valley, Nevada 89821



When Recorded Return to:

GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, JOHN BERRETT, herein referred to as Grantor, does hereby grant, bargain and sell to JOHN B. BERRETT, Trustee of the JOHN B. BERRETT LIVING TRUST, dated May 8, 2025, herein referred to as Grantees, and to his successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

Lot 27, 28 in Block 22 in Crescent Valley Ranch and Farm Unit #1.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

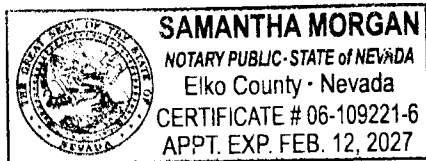
TO HAVE AND TO HOLD the described premises to the Grantees, and to his successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 8<sup>th</sup> day of May, 2025.

  
JOHN BERRETT

STATE OF NEVADA       )  
                                      ):ss.  
COUNTY OF ELKO       )

This instrument was acknowledged before me on May 8<sup>th</sup>, 2025, by JOHN BERRETT.



  
\_\_\_\_\_  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-038-30  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

a) ☐ Vacant Land  
c) ☐ Condo/Twnhse  
e) ☐ Apt. Bldg  
g) ☐ Agricultural  
\_\_\_\_ Other \_\_\_\_\_  
b) ☒ Single Fam. Res.  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

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

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

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

3. Total Value/Sales Price of Property

\$ \_\_\_\_\_

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 7

b. Explanation Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

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 \_\_\_\_\_

ZACHARY A. GERBER

Capacity Attorney

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: John Berrett

Address: 7038 Cortez Way

City: Crescent Valley

State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP

Address: 491 4<sup>th</sup> Street

City: Elko

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

John B. Berrett, Trustee of the John B. Berrett  
Living Trust, dated May 8, 2025

Address: 7038 Cortez Way

City: Crescent Valley

State: Nevada Zip: 89821

Escrow #: \_\_\_\_\_

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED