

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$11.70 Rec:\$37.00
Total:\$48.70
TERRY & JOANN INSALL

2025-254590
05/21/2025 09:09 AM
Pgs=3

APN# 004-310-05

AFTER RECORDING, RETURN & MAIL TAXES TO:

Terry & Joann Insall
321 Simon Bolivar Dr
Henderson, NV 89014



00022822202502545900030038

KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 1st day of April, 2025, between Nickel/Jones, Inc., the GRANTOR and Terry Insall and Joann Insall, the GRANTEE,

WITNESSETH:

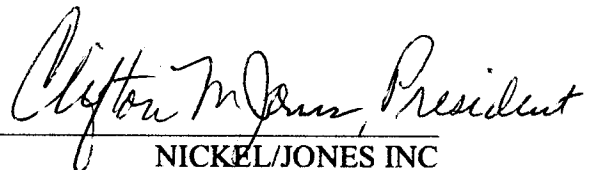
That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it paid in hand by the GRANTEE, the receipt of whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the GRANTEE its undivided interest in all that certain real property described as follows, to wit:

The property situated in the County of Eureka, State of Nevada, being 640 acres more or less, described as all of Section 29, Township 32 North, Range 48 East, reserving one-half (1/2) of all oil, gas and other mineral rights to the GRANTOR, and subject to a reservation of 5% royalty on the production of any minerals what so ever to the GRANTOR, and further subject to roads, easements, reservations, encumbrances, and right-of-ways existing or of record, and further subject to a 30-foot easement on all boundaries for purposes of ingress and egress and/or utilities.

TOGETHER WITH, all and singular, 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 HOLD the said premises, together with appurtenances, unto the GRANTEE.

IN WITNESS WHEREOF, this Grant, Bargain and Sale Deed has been executed this 1st day of April, 2025.

By 
NICKEL/JONES INC
Clifton M. Jones, President

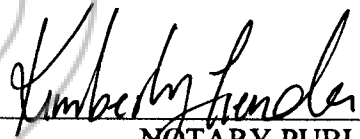
TEXAS
STATE OF ~~MONTANA~~)

) ss.

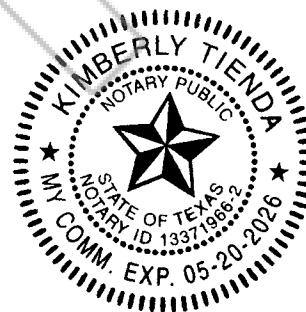
COUNTY OF ~~LAKE~~ TRAVIS

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Clifton Jones, to me known and known to be the person described as the President of NICKEL/JONES Inc., and who executed the foregoing instrument and acknowledged before me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
15th day of May, 2025.



NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 004-310-05
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
i) ☐ Other _____

FOR RECORDERS 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:

\$2,643

(_____)

\$ _____

\$11.70

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 %

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 Clifton M Jones Capacity President, Nickel/Jones Inc

Signature _____ Capacity _____

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

Print Name: Nickel/Jones Inc c/o Clifton M Jones
Address: PO Box 5751
City: Austin
State: TX Zip: 78763

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

Print Name: Terry Insall and Joann Insall
Address: 321 Simon Bolivar Dr
City: Henderson
State: NV Zip: 89014

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)