

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$85.80 Rec:\$37.00
Total:\$122.80
SHARON A COPELAND

2025-254727
06/02/2025 02:10 PM
Pgs=3

~~TP #2-034-09~~ 002-034-14

Recording Requested and
Mail Tax Statement to:

Sharon A. Copeland
5295 Carol Drive
Sun Valley, NV 89433



00022962202502547270030036
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 16 day of April, 2025, by and
between Sharon A. Copeland, Trustee of the Copeland Living Trust, Grantor does
hereby Grant, Bargain and Sell to Jill Dehann, an unmarried woman, Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)
and other valuable consideration does by these presents GRANT BARGAIN and
SALE unto Grantee all that certain lot, piece of property or parcel of land situate
in the County of Eureka, State of Nevada, more particularly described as follows:

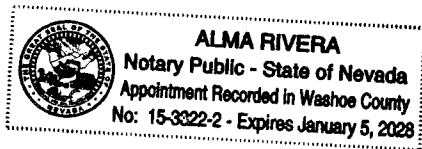
Lot 3, Block 16, Crescent Valley Ranch & Farms Unit as recorded.

In witness Whereof, I have hereunto set my hand on the date first above
written.


Sharon Copeland

State of Nevada)
County of Washoe)

On the date above, personally appeared before me, a notary public, Sharon Copeland, who proved to me the person whose name is subscribed to the above instrument and who acknowledged that she signed this instrument.




Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 7717-034-05
b) 002-034-14
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: _____ (please specify)

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 21,764
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 85.80

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 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 Sharon A Copeland Capacity _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sharon Copeland
Address: 5295 Carol Drive
City: Sun Valley
State: NV Zip: 89433

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jill Dehaan
Address: 5295 Carol Dr
City: Sun Valley
State: NV Zip: 89433

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)