

APN#: 003-092-01
Escrow No. 25-156340

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Michael Carroll Hawkins
1722 N. Bush St. Apt 412
Santa Ana, CA 92706

EUREKA COUNTY, NV
RPTT:\$44.85 Rec:\$37.00
\$81.85 Pgs=3
WFG NEVADA - RW

2025-254793
06/10/2025 11:53 AM

KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$44.85

THIS INDENTURE WITNESSETH: That

Oscar Contreras Jr., a married man as his sole and separate property,

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

Michael Carroll Hawkins, an unmarried man,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2024-2025.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

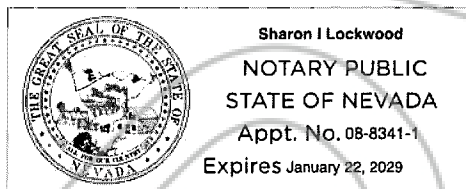
WITNESS my hand this 9th day of June, 2025.

Oscar Contreras Jr.
Oscar Contreras Jr.

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me this 9th day of June, 2025 by Oscar Contreras Jr..

Sharon I Lockwood
Notary Public for Nevada
My Commission Expires: 01/22/2029

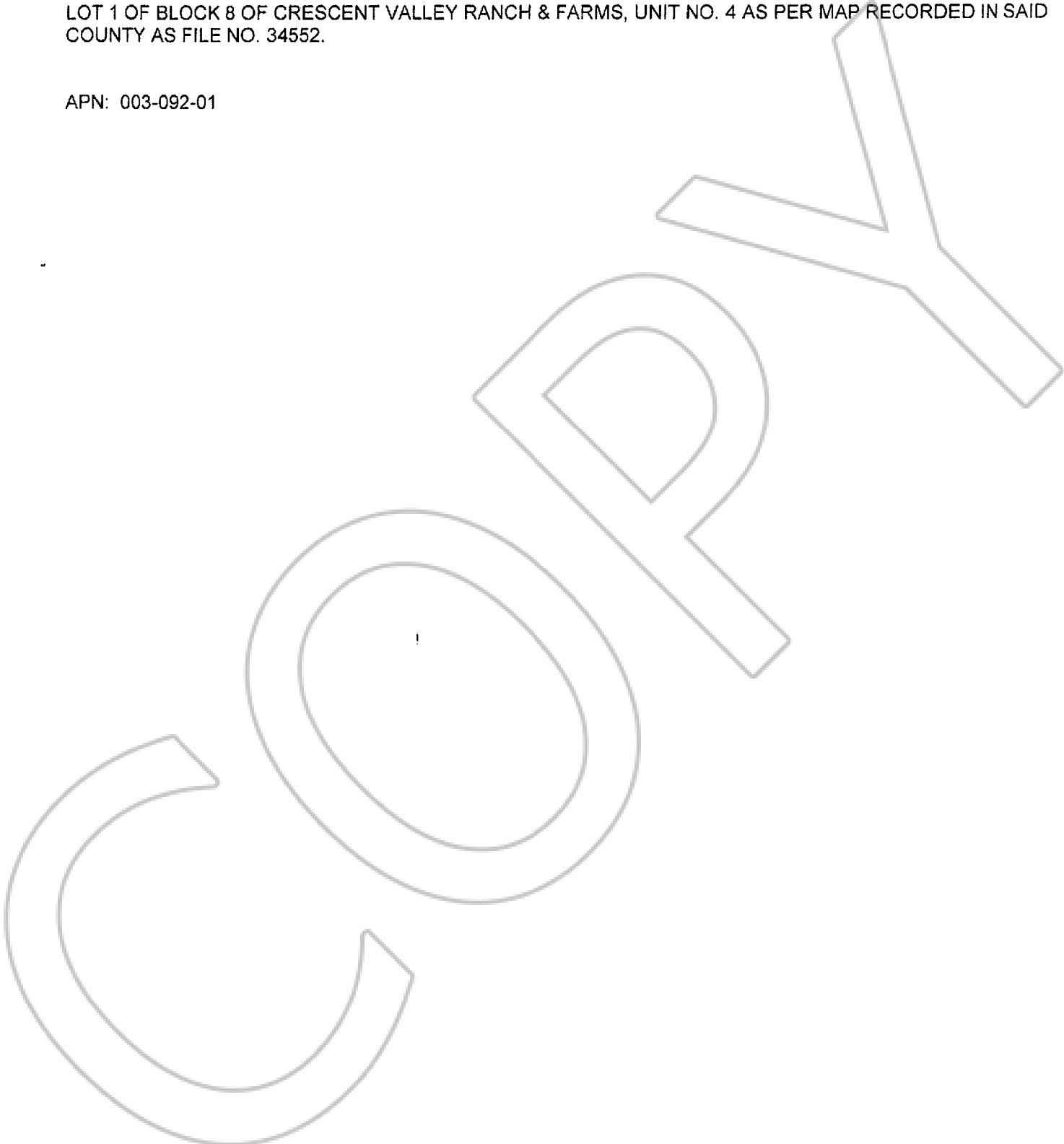


Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 1 OF BLOCK 8 OF CRESCENT VALLEY RANCH & FARMS, UNIT NO. 4 AS PER MAP RECORDED IN SAID COUNTY AS FILE NO. 34552.

APN: 003-092-01



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **003-092-01**
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

**FOR RECORDER'S OPTIONAL USE
ONLY**

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

<input type="checkbox"/> Other	
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3. Total Value/Sales Price of Property:

\$11,500.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$11,500.00

Real Property Transfer Tax Due:

\$44.85

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 *Oscar Contreras Jr.*

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Oscar Contreras Jr.**

Address: **1715 Flamingo - Trailer 19**

City: **Nampa**

State: **ID** Zip: **83651**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Michael Carroll Hawkins**

Address: **189 N. 12th St**

City: **Crescent Valley**

State: **NV** Zip: **89821**

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer

Print Name: **WFG National Title Insurance Company**

Escrow #: **25-156340**

Address: **9580 W Sahara Avenue, Suite 120**

City: **Las Vegas**

State: **NV**

Zip: **89117**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED