

A.P.N.: 001-230-58

R.P.T.T.: 1,092.00

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Miles A. Umina and Kristan K. Umina
200 Canyon Street
Eureka, NV 89316**

EUREKA COUNTY, NV
RPTT:\$1092.00 Rec:\$37.00
\$1,129.00 Pgs=3
LANDMARK TITLE ASSURANCE AGENCY OF
KATHERINE J. BOWLING, CLERK RECORDER

2025-254821

06/27/2025 01:19 PM

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Dwayne S. Reynolds, a single man

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and

Convey to Miles A. Umina and Kristan K. Umina, husband and wife, as joint tenants with
right of survivorship

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
200 Canyon Street
Eureka, NV 89316

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

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

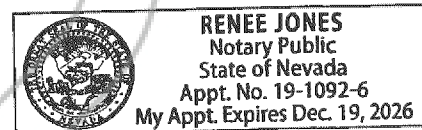

Dwayne S. Reynolds

STATE OF NEVADA
COUNTY OF Elko

This instrument was acknowledged before me on this 13th day of June, 2025,

by Dwayne S. Reynolds


Signature of notarial officer



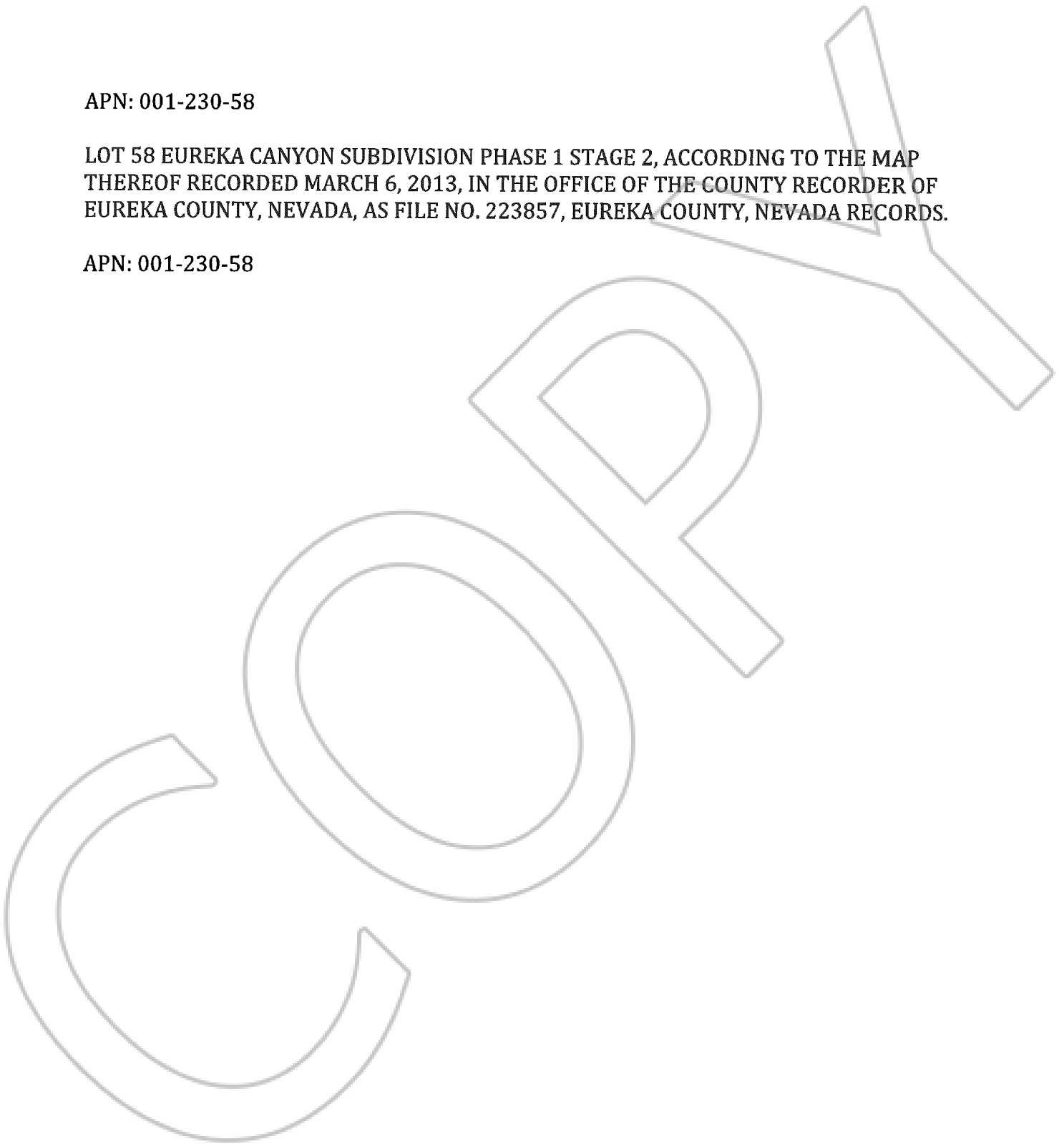
My Commission Expires: 12-19-26

EXHIBIT A

APN: 001-230-58

LOT 58 EUREKA CANYON SUBDIVISION PHASE 1 STAGE 2, ACCORDING TO THE MAP THEREOF RECORDED MARCH 6, 2013, IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 223857, EUREKA COUNTY, NEVADA RECORDS.

APN: 001-230-58



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-230-58
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Sgl. Fam. Residence
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property: \$279,999.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$279,999.00
d. Real Property Transfer Tax Due: \$1,092.00
4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dwayne S. Reynolds
Address: PO Box 405
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Miles Umina and Kristan Umina
Address: P.O. Box 836
City: Eureka
State: NV Zip: 89316

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 25-10722-RJ
Address: 455 8th Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED