

A.P.N. No.:	001-107-05
R.P.T.T.	\$ 893.10
File No.:	2617922 MF
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Joshua Coleman	
P.O. Box 9	
Eureka, NV 89316	

EUREKA COUNTY, NV	2025-254826
RPTT:\$893.10 Rec:\$37.00	
\$930.10 Pgs=2	06/27/2025 05:01 PM
STEWART TITLE COMPANY - NV	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Balbir Gosal, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joshua Coleman**, an unmarried man *and to the heirs and assigns of such Grantee forever*, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 6, 7, 8 and 9 in Block 23 of the Town of Eureka, State of Nevada, as the same are described on the Official Plat of the Town of Eureka, on file in the office of the County Recorder of Eureka County, Nevada on June 20, 1989 as File No. 127447.

APN: 001-107-05

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 17, 2025

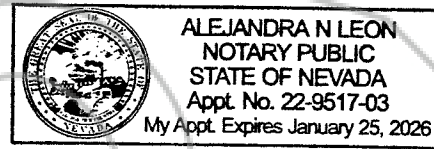
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Balbir Gosal
Balbir Gosal

State of Nevada)
County of) ss
Washoe

This instrument was acknowledged before me on the 17th day of June, 2025
By: Balbir Gosal

Signature: Alejandra N Leon
Notary Public
My Commission Expires: 1/25/2026



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-107-05
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
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 229,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 229,000.00
d. Real Property Transfer Tax Due \$ 893.10

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 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 _____ Capacity _____ Grantor _____

Signature [Signature] Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Balbir Gosal
Address: 5851 S Virginia St
City: Reno
State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joshua Coleman
Address: P.O. Box 9
City: EUREKA
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2617922 MF
Address: 5390 Kietzke Ln., Suite 101
City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED