

QUIT CLAIM DEED

EUREKA COUNTY, NV
LAND-QTD
RPTT:\$175.50 Rec:\$37.00
Total:\$212.50
TAMI STEELMAN

2025-254837
07/08/2025 01:40 PM
Pgs=3

APN: 007-380-79, 007-380-80

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Timothy Rosener

Address: 171 SR 278 #74

City/State/Zip: Eureka, Nevada 89316



00023084202502548370030034

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S):

Steelman Farm LLC

for and in consideration of
Forty Five Thousand Dollars (\$ 45,000.00) do hereby QUIT CLAIM

the right, title and interest, if any, which GRANTOR(S) may have in all that real property, the receipt of which
is hereby acknowledged, to the GRANTEE(S): Timothy Rosener whose
address is (if applicable): 171 SR 278 #74 Eureka, Nevada 89316, situate in the

City of Eureka, County of Eureka, State of Nevada. All

that certain property in the County of Eureka, State of Nevada bounded and described as follows:
(Set forth legal description)

SEE ATTACHED EXHIBIT 'A'

Together with all and singular hereditament and appurtenances thereunto belonging or in any way
appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on

Tami Steelman

Signature of Grantor

Signature of Grantor

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) July 8th, 2025

By (person(s) appearing before notary public) Tami L. Steelman

[Signature]
Notary Public

My Commission expires: March 18, 2029



KIM CHRISTIANSEN
Notary Public - State of Nevada
Appointment recorded in Eureka County
25-8885-08 - Expires: March 18, 2029

(Notary Stamp)

EXHIBIT 'A'

APN: 007-380-79:

The East 430 feet of Government Lot 16 of Section 29, Township 20 North, Range 53 East, M.D. B. & M. Parcel Number 5, Map File number 172296, consisting of .720 acres, in the County of Eureka, State of Nevada.

APN: 007-380-80:

The East 430 feet of Government Lot 16 of Section 29, Township 20 North, Range 53 East, M.D.B. & M. Parcel Number 6, Map File number 172296, consisting of 1.060 acres, in the County of Eureka, State of Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 007-380-79, 007-380-80
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 45,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

Real Property Transfer Tax Due \$ 175.50

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 [Signature] Capacity Manager

Signature [Signature] Capacity Grantee

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

Print Name: Steelman Farm LLC

Address: 181 Lawndale Drive

City: Spring Creek

State: Nevada Zip: 89815

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

Print Name: Timothy Rosener

Address: 171 SR 278 #74

City: Eureka

State: Nevada Zip: 89316

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED