

<b>A.P.N. No.:</b>	002-053-13
<b>R.P.T.T.</b>	\$ 62.40
<b>File No.:</b>	2641674
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Leonard Madrid	
283 Country Club Pkwy #4A	
Spring Creek, NV 89815	

EUREKA COUNTY, NV	<b>2025-254856</b>
RPTT:\$62.40 Rec:\$37.00	
\$99.40 Pgs=2	<b>07/18/2025 04:34 PM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stephen Edward Burns, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Leonard Madrid, a married man, as his sole and separate property**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 2 and 3, Block 41 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as Instrument No. 34081.

Excepting Therefrom all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

APN: 002-053-13

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 7/17/2025

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

*Stephen Edward Burns*

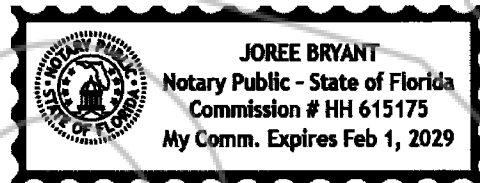
Stephen Edward Burns

State of Florida )  
 ) ss  
County of Duval )

This instrument was acknowledged before me on the 17 day of July, 2025  
By: Stephen Edward Burns

Signature: Joree Bryant  
Notary Public

Joree Bryant  
My Commission Expires: 2/1/2029



Completed via Remote Online Notarization using 2 way Audio/Video technology.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 2

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 002-053-13  
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**

\$ 16,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( )

**c. Transfer Tax Value:**

\$ 16,000.00

**d. Real Property Transfer Tax Due**

\$ 62.40

**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 Trish Blaylock Capacity \_\_\_\_\_ Escrow Agent

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

Print Name: Stephen Edward Burns

Address: 48 Main Road

City: Burlington

State: ME Zip: 04417

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

Print Name: Leonard Madrid

Address: 283 Country Club Pkwy #4A

City: Spring Creek

State: NV Zip: 89815

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

Print Name: Stewart Title Company

Escrow # 2641674

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED