

GRANT, BARGAIN, and SALE DEED

APN: 001-031-09

EUREKA COUNTY, NV
LAND-GBS
Rec: \$37.00
Total: \$37.00
HUGH ROSS

2025-254960
08/20/2025 02:10 PM
Pgs=2

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Hugh + Tamra Ross
Address: P.O. Box 908
City/State/Zip: Eureka, NV



THIS INDENTURE WITNESS That the GRANTOR(S): Hugh Ross

_____ for and in consideration of

TEN Dollars (\$ 10.00) the receipt of which is hereby

acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): _____

Hugh + Tamra Ross whose address is

(if applicable): 460 NDB Hill Ave, situate in

the City of Eureka, County of Eureka, State of NV.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)
460 NDB Hill Ave.
Lot C Block 78
Town of Eureka

Created from split of parcel # 001-031-01
10,923 square ft.
Parcel C of map file # 166947

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 _____.

Hugh Ross
Signature of Grantor

Signature of Grantor

Hugh Ross
Print or type name here

Print or type name here

STATE OF NEVADA)

COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) August 20, 2025

By (person(s) appearing before notary public) Hugh Ross

Katelyn Ziemann
Notary Public

My Commission expires: June 6, 2028



KATELYN ZIEMANN
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 24-5833-08 - Expires June 6, 2028
(Notary Stamp)

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-031-09
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

\$ 70,000

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

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due

\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: Adding Spouse

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

Hugh Ross

Capacity

Grantor

Signature

Tamra Ross

Capacity

Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name:

Hugh Ross

Address:

P.O. Box 908

City:

EUREKA

State:

NV-

Zip:

89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name:

Tamra Ross

Address:

P.O. Box 908

City:

EUREKA

State:

NV-

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