

Deed

APN: 5-700-24

BOOK **397** PAGE **295**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Cattlemen's Title
2004 OCT 14 AM 11:55

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES **14.00**

193118

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: JACKIE D. FANARA
Address: 570 RUCKER AVE #6
City/State/Zip: GILROY, CA 95020

CONTRACT NO. 01600100531 (TCV-053)

THIS INDENTURE, made this 11TH day of OCTOBER, 20 04, by
and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation,
hereinafter referred to as Grantor, and JACKIE D. FANARA, A WIDOWED WOMAN
TAKING TITLE AS SOLE AND SEPERATE PROPERTY

hereinafter referred to as Grantee(s), whose address is 570 RUCKER AVE #6.
GILROY, CA 95020

WITNESSETH:

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said
Grantee(s) and to HER heirs and assigns forever, all that certain real property situate in the County
of EUREKA, State of NEVADA that is described as follows:

LOT 1 (NW4NW4 OF SECTION 31, TOWNSHIP 29, RANGE 49 E.
COUNTY OF EUREKA, STATE OF NEVADA APN 5-700-24

RESERVING UNTO Grantor, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30
feet in width measured inward from, and the interior boundary of said easement running parallel to, each of the exterior bound-
aries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently/ covenants, conditions, restrictions, exceptions and reservations,
easements, encumbrances, leases or licenses, rights and rights of way of record, if any,
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and
revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s), and
to HER heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year
first above written.

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

On OCTOBER 11, 2004, personally appeared before me, a Notary Public, G. ROBERTA PRATT
who acknowledged that S he executed the above instrument.

CATTLEMEN'S TITLE GUARANTEE COMPANY,
as Trustee

BY: *G. Roberta Pratt*
Title: G. ROBERTA PRATT, CEO



Notary Public State of Arizona
Maricopa County
Jennifer A. Frank
Expires November 09, 2007

Jennifer A. Frank
NOTARY PUBLIC

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193118

STATE OF NEVADA DECLARATION OF VALUE

01600100531 (TCV-053)

1. Assessor Parcel Number (s)

- a) 5-700-24
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 193118
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Notes: _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) ☒ | Vacant Land | b) ☐ | Single Fam Res. |
| c) ☐ | Condo/Twnhse | d) ☐ | 2-4 Plex |
| e) ☐ | Apt. Bldg. | f) ☐ | Comm/Indl |
| g) ☐ | Agricultural | h) ☐ | Mobile Home |
| i) ☐ | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$	<u>5,950.00</u>
Transfer Tax Value:	\$	<u>5,950.00</u>
Real Property Transfer Tax Due:	\$	<u>23.40</u>

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 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. Cattlemen's Title Guarantee Co., Trustee

Signature By [Signature] Capacity Seller
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cattlemen's Title Guarantee
Address: 1930 S. Dobson Rd., #2
City: Mesa,
State: AZ Zip: 85202

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: JACKIE D. FANARA
Address: 570 RUCKER AVE #6
City: GILROY
State: CA Zip: 95020

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)