

177247

APN 005-280-06
005-280-07

DEED

THIS INDENTURE, made this 13th day of November, 2001, by and between JEFFREY A. LYNN, a known as JEFF LYNN, an unmarried man, party of the first part, and EDWIN R. TERNES and MARY J. TERNES, husband and wife, parties of the second part;

WITNESSETH:

That the party of the first part, for good and valuable consideration, to him in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever, an undivided one-half (1/2) interest in and to that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

In Township North, Range 49 East, MDB&M.

Section 3: 1/4SW1/4 (approximately 80 acres)
1/4SW1/4SW1/4 (approximately 10 acres)

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, rights and rights of way of record.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, and the reversion and reversions, remainder and remainders, its, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to their assigns, and to their heirs, executors, administrators and assigns of the survivor, forever.

-1-

ROSS P. EARDLEY
ATTORNEY AT LAW
469 IDAHO STREET
ELKO, NEVADA 89801

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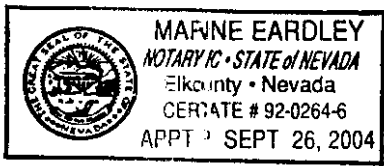
BOOK 344 PAGE 594

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above writte

Jeffrey A. Lynn
JEFFREY A. LYNN

STATE OF NEVADA
SS.
COUNTY OF ELKO

This instrumt was acknowledged before me on November 13, 2001, by
JEFFREY A. LYNN.



[Signature]
NOTARY PUBLIC

Send Tax Statements Grantees at:
Edwin R. & Mary J. mes
243 Anderson Rd.
Helena, MT 59601

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BOOK 344 PAGE 594
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Ross P Eardley, Atty
01 DEC -4 PM 1:19

EUREKA COUNTY NEVADA
H.N. REBALEATI, RECORDER
FILE NO. FEES 15.00

177247

BOOK 344 PAGE 595

STATE OF NEVDA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>177247</u>
Book:	<u>344</u> Page: <u>594</u>
Date of Recording:	<u>12-4-01</u>
Notes:	

1. Assessor Parcel Numr (s)
- a) 005-280-06
 - b) 006-280-07
 - c) _____
 - d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnh: | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'VInd'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Pe of Property:

Deed in Lieu of Foreclre Only (value of property)	\$ <u>20,000⁰⁰</u>
Transfer Tax Value:	\$ _____
Real Property Transfer x Due:	\$ <u>20,000⁰⁰</u>
(Tax is computed @5% per \$500 value)	\$ <u>26.00</u>

4. If Exemption Claimed
- a. Transfer Tax Exemin, per NRS 375.090, Section: _____
 - b. Explain Reason for amption: _____

5. Partial Interest: Percetage 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.

Signature [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) FORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)
Print Name: <u>JEFFREY A. LYNN</u>	x	Print Name: <u>Edwin R Ternes</u>
Address: <u>Box 86</u>	x	Address: <u>243 Anderson Blvd</u>
City: <u>ELI, NV</u>	x	City: <u>Helena</u>
State: <u>NV</u>	x	State: <u>MT</u> Zip: <u>59601</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER BUYER)

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

(AS A PUBLIC CORD THIS FORM MAY BE RECORDED)