

**GRANT, BARGAIN, AND SALE DEED**

APN: 007-380-61

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Jerry L. Anderson

Address: P.O. Box 87

City/State/Zip: Eureka, Nevada 89316

BOOK 431 PAGE 249-250  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Jerry L. Anderson  
2006 FEB 13 PM 1:36  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

**203385**

THIS INDENTURE, having been made and entered into on the 13 day of February 2006, is by and between **Jerry L. Anderson** (hereinafter called Grantor) of Eureka, County, Nevada and who is a single man with rights of survivorship and **Johnny K. Jeppesen**, a single man with rights of survivorship and **Cynthia Denise Culver**, a single woman with rights of survivorship as Joint Tenants and not as Tenants in Common (hereinafter called Grantees).

**WITNESSETH:**

THAT the said Grantor, for Ten Dollars (\$10.00 received and other valuable consideration does hereby Grant, Bargain, Sell and Convey to Grantees, their heirs and assigns forever, the following real property situate in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

**TOWNSHIP 20, RANGE 53 EAST MDB&M**

Parcel No. 2, of Lot 16 in Section 29:

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainder and remainders, rents, issues, and profits thereof;

**AND EXCEPTING THEREFROM all rights to any minerals;**

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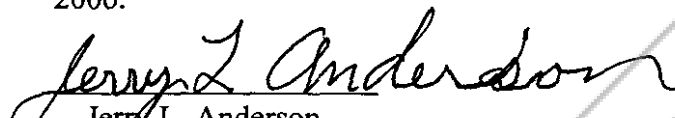
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AND SUBJECT TO : That certain Deed of Trust created by the Grantees in favor of the Grantor for the remaining balance of the purchase price and for which the parties have duly executed a promissory note in favor of the Grantor.


TO HAVE AND TO HOLD the premises, together with the appurtenances and unto said Grantees and to their successors and assigns, forever.

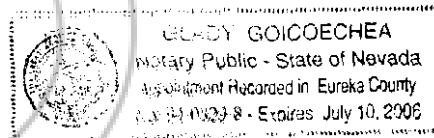
IN WITNESS WHEREOF, I have hereunto set my hand on this 13 day of February, 2006.

  
Jerry L. Anderson  
(Grantor)

STATE OF NEVADA           )  
  ) SS.  
COUNTY OF EUREKA       )

On this 13<sup>th</sup> this day of February, 2006, personally appeared before me, a Notary Public, **Jerry L. Anderson**, personally known to me to be the person or who proved to me with competent evidence his identity and whose name is subscribed to the above GRANT, BARGAIN, AND SALE DEED, consisting of 2 pages and who acknowledged to me that he executed the above document.

  
NOTARY PUBLIC



203385

GRANT, BARGAIN, AND DEED

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# DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 007-380-61  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 203385  
 Book: 431 Page: 249-250  
 Date of Recording: 2-13-06  
 Notes: \_\_\_\_\_

## 2. Type of Property:

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

## 3. Total Value/Sales Price of Property:

\$ 10,000

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 39.00

## 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.

Signature Jerry L Anderson Capacity Seller  
 Signature Johnny K Jeppesen Capacity Buyer

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jerry L Anderson  
 Address: Box 87  
 City: Everett  
 State: NV Zip: 89316

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Johnny K Jeppesen  
 Address: Po Box 25  
 City: Elko  
 State: NV Zip: 89316

### 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)