

APN 02-034-01

Send Tax Statements to Grantees:
Bruce K. & Nila R. Copen
P.O. Box 211173
Crescent Valley, Nevada 89821

BOOK 436 PAGE 164-165
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Nila Copen
2006 MAY 19 PM 2:41

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES \$15⁰⁰

204780

DEED

THIS INDENTURE, made as of the 27th day of December, 2004, by and between JOHN HOPPER, a single man, party of the first part, and BRUCE K. COPEN and NILA R. COPEN, 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 unto 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, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Lot 1, Block 16, Crescent Valley Ranch & Farms Unit #1 as shown on the map filed in the Office of the County Recorder in Eureka County, Nevada, on April 6, 1959.

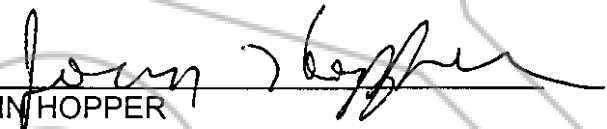
SUBJECT to all taxes, assessments, liens, encumbrances, reservations, restrictions, conditions, exceptions, regulations, ordinances, zoning, laws, easements, planning, rights of way, and licenses affecting the property, if any, upon any street, highway or other property of record.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, 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 the heirs, executors, administrators and assigns of the survivor, forever.

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



JOHN HOPPER

STATE OF COLORADO)
 : SS.
COUNTY OF MONTEZUMA)

This instrument was acknowledged before me on Jan 31, 2005, by JOHN HOPPER.



NOTARY PUBLIC



204780

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204780
 Book: 436 Page: 164-165
 Date of Recording: 5-19-06
 Notes: _____

1. Assessor Parcel Number (s)

- a) 02-034-01
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" 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/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:

\$39,000 Paid in PART 200-02-03-04

Real Property Transfer Tax Due:
 (Tax is computed at \$1.95 per \$500 value)

\$ 152.10

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 John Hopper Capacity OWNER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John Hopper
 Address: 14956 RD 20
 City: COATEZ
 State: COLO. Zip: 81324

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Bruce K. N. I. A. R. Capen
 Address: PO BOX 21173
 City: CRESCENT VALLEY
 State: NEV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

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