

JOINT TENANCY DEED

Official Record

Recording requested By  
MARRIANNA LIPE

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$39.00 Page 1 of 1  
RPTT: \$37.05 Recorded By: FES  
Book- 512 Page 0219

APN: 05-470-45

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Marrianna Lipe

Address: HC 66 BOX 27

City/State/Zip: Crescent Valley, NV 89821



0216768

THIS INDENTURE made this 24<sup>th</sup> day of January, 2011, by and between Marrianna Lipe hereinafter referred to as Grantor(s), and Marrianna Lipe and Larry Guy Opheim hereinafter referred to as Grantees, whose address is (if applicable): HC 66 BOX 27, situate in the City of Crescent Valley County of Eureka, State of Nevada 89821.

WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

(Set forth legal description)

T29N, R48E Section 33  
SW4NE4  
Map File #60687

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

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

Marrianna Lipe  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

STATE OF NEVADA )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) January 24, 2011

By (person(s) appearing before notary public) Marrianna Lipe

Vicki Drenon  
Notary Public  
My Commission expires: Jan. 22, 2014



(Notary Stamp)

**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-216768**

02/14/2011 10:08 AM

**Official Record**

**1. Assessor Parcel Number (s)**

a) 05-470-45  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR REC  
Document  
Book:  
Date of R:  
Notes:

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MARRIANNA LIPE

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Mike Rebaleati - Recorder**

Page 1 of 1 Fee: \$39.00  
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**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'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:**

Deed in Lieu of Foreclosure Only (value of property) \$ 9400  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 37.05

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption:  
adding joint tenancy

**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 Marranna Lipe Capacity Owner  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<u>SELLER (GRANTOR) INFORMATION</u>		<u>BUYER (GRANTEE) INFORMATION</u>	
(REQUIRED)	(REQUIRED)	(REQUIRED)	(REQUIRED)
Print Name: <u>Marranna Lipe</u>	Print Name: <u>Larry Ray Oshiro</u>	Print Name: _____	Print Name: _____
Address: <u>2416 Blvd 27</u>	Address: <u>1127 106th Ave West</u>	Address: _____	Address: _____
City: <u>Crescent Valley</u>	City: <u>Twin Falls ID</u>	City: _____	City: _____
State: <u>NV</u> Zip: <u>89821</u>	State: _____ Zip: <u>83301</u>	State: _____	State: _____

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_