

02/14/2011

10:08 AM

JOINT TENANCY DEED

Official Record

Recording requested By
MARRIANNA LIPEEureka 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 24th day of January, 20 11, 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.

Signature of Grantor

Signature of Grantor

STATE OF NEVADA
COUNTY OF EUREKA

This instrument was acknowledged before me on (date)

By (person(s) appearing before notary public)

Notary Public

My Commission expires:

Jan. 22, 2014

January 24, 2011
VICKI DRENON
 Notary Public, State of Nevada
 Appointment No. 98-0757-8
 My Appt. Expires Jan. 22, 2014

(Notary Stamp)

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-216768

02/14/2011

10:08 AM

FOR REC'D

Document

Book:

Date of R:

Notes:

Official Record

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MARRIANNA LIPE

Eureka County - NV
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$39.00
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1. Assessor Parcel Number (s)

a) 05-470-45
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'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)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 9400
\$ _____
\$ _____
\$ 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 _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Marranna Lipe</u>	Print Name: <u>Larry Ray O'Brien</u>
Address: <u>8446 Pine St</u>	Address: <u>1521 Oak Ave West</u>
City: <u>Crescent Valley</u>	City: <u>Town Falls ID</u>
State: <u>NV</u> Zip: <u>89821</u>	State: _____ Zip: <u>83301</u>

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)