

AFTER RECORDING RETURN TO:
TIM J. KEATING
P.O. Box 50715
Billings, MT 59105

DOC # 0221448

09/13/2012

01:28 PM

Official Record

Recording requested By
TIM J KEATING

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of

RPTT:

Recorded By: FES

Book- 538 Page- 0171



WARRANTY DEED
(Joint Tenants With Right of Survivorship)

THIS INDENTURE, Made the 17th day of August, 2012,
BETWEEN

Joseph R. Keating and Betty L. Keating, husband & wife
2109 Green Terrace Drive
Billings, MT 59102

the party of the First Part, and

Tim J. Keating and Peggy E. Keating, Joint Tenants With Right of Survivorship
P.O. Box 50715
Billings, MT 59105

Hereinafter referred to as the party of the Second Part (whether one or more),

WITNESSETH: That the said party of the First Part for and in consideration of the sum of **TEN & MORE (\$10.00)** Dollars cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, warrant and confirm unto the party of the Second Part, **AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENENT**, (and not as tenants in common), and to the heirs and assigns of such forever, the hereinafter described real estate situated in the County of Eureka, State of Nevada, to-wit:

Township 30 North, Range 48 East, MDM

Section 23: NW4NE4SW4, N2NW4SW4

(Assessor Parcel No. 005-220-01 and 005-220-02) Subject to all reservations of record

TO HAVE AND TO HOLD the same, together with all and singular the rights, privileges, and

tenements, hereditaments and appurtenances thereto belonging, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession and claim whatsoever as well in law as in equity, of the said party of the First Part, of, in or to the said premises and every part and parcel thereof, thereunto or any wise belonging, TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said Party of the Second Part herein, their heirs, successors, personal representatives, administrators, executors, and assigns forever.

AND the said Party of the First Part and their heirs do hereby covenant that they will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable procession thereof, unto the said Party of the Second Part and to their heirs and assigns against all acts and deeds of the said Party of the First Part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the First Part has hereunto set her hand and seal the day and year first written above.

Betty L. Keating
Betty L. Keating

Joseph R. Keating
Joseph R. Keating

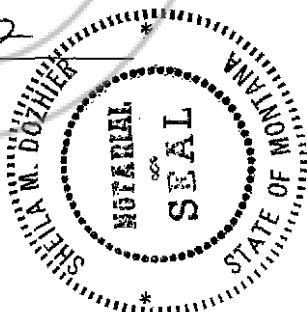
ACKNOWLEDGMENT

STATE OF MONTANA }
 }ss.
COUNTY OF YELLOWSTONE }

On this 17 day of August 2012, before me personally appeared Joseph R. Keating and Betty L. Keating, husband & wife, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

MY COMMISSION EXPIRES:

08/30/2012



Sheila M. Dozier
Notary Public for the State of Montana
Print name: Sheila M. Dozier
Residing at: Billings, Montana



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Book: 538 09/13/2012
Page: 172 Page: 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 005-220-01
b) 005-220-02
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/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: \$

\$ 4426.⁰⁰
\$ 4426.⁰⁰
\$ 8.28 (1/2 of \$17.55)

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: Transfer from parents to son
and daughter-in-law

5. Partial Interest: Percentage being transferred: 100 %

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: Joseph R. & Betty L. Keating Capacity: Seller

Signature: Tim J. & Peggy E. Keating Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Joseph R. & Betty L. Keating
Address: 2109 Green Terrace Dr.
City: Billings
State: MT Zip: 59102

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Tim J. & Peggy E. Keating - JTWS
Address: P.O. Box 50715
City: Billings
State: MT Zip: 59105

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Tim J. Keating Escrow # _____
Address: P.O. Box 50715
City: Billings State: MT Zip: 59105

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECORDE

Document/Ins
Book: _____
Date of Recor
Notes: _____

DOC # DV-221448

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01:28 PM

Official Record

710 RPTT - Exempt #5
Recording requested By
TIM J KEATING

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of _____ Fee: \$15.00
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Book- 538 Page- 0171