

APN: 007-370-46

0415-20052

Recording Requested By  
and Return to:

Grantee below

DOC# 232878

04/14/2017

10:50AM

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 4 Fee: \$17.00  
Recorded By CH RPTT: \$3,691.35  
Book- 0600 Page- 0348



0232878

The undersigned affirms that  
this document does not contain  
a social security number.

Grantees' Address/  
Mail tax statement to:  
HC 62, PO Box 62092  
Eureka, NV 89316

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 13<sup>th</sup> day of April, 2013, <sup>2017</sup>  
by and between OWEN J. MILLER and CHERYL MILLER, husband and wife, Grantors,  
and DELMAR LYNN ROPP, a single male, and TRENNIS LOYAL ROPP, a single  
man, as joint tenants with right of survivorship, Grantees.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantors do hereby grant,  
bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship,  
and to the assigns, heirs, executors, administrators and successors of the survivor, forever, all  
those certain lots, pieces, or parcels of land situate, lying and being in the County of Eureka,  
State of Nevada, and more particularly described as follows:

as per Exhibit "A" attached hereto and made a part hereof.

**TOGETHER WITH** all buildings and improvements situate thereon.

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

**TOGETHER WITH** all water, water rights, dams, ditches, canals, pipelines, head  
gates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way,  
easements, and all other means for the diversion or use of water appurtenant to the  
said irrigation, stock watering, domestic or any other use, or drainage of all or any

part of said lands, permitted water rights and certificated water rights arising under the laws of the State of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof, or used or enjoyed in connection therewith including but not limited to the following described Certificated Permits:

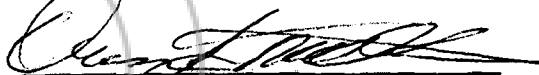
<u>Permit No.</u>	<u>Certificate No.</u>	<u>Duty-AFA</u>	<u>Acres</u>
19218	6713	348.56	87.141
20376	6798	10.352	2.59
21561	6958	132.56	33.141
23711	6794	893.76	223.44
23738	6529	893.76	223.44
23739	6723	893.76	223.44
41883	10476	156.8	39.2
41884	10477	156.8	39.2

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

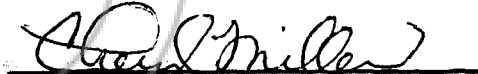
**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

**IN WITNESS WHEREOF**, the Grantors have executed this deed the day and year first hereinabove written.

**GRANTORS:**



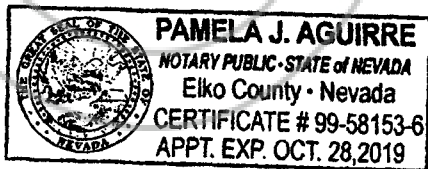
**OWEN J. MILLER**



**CHERYL MILLER**

STATE OF NEVADA )  
 : ss.  
 COUNTY OF Elko )

This instrument was acknowledged before me on April 13, 2017, by **OWEN J. MILLER AND CHERYL MILLER**.



  
**NOTARY PUBLIC**



## EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

### PARCEL 1:

Parcel 4 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING FROM that portion lying within the NW1/4NW1/4 of Section 28 an undivided one-half (1/2) interest in and to all oil and gas or oil and gas, lying in and under said land as reserved by ANGEL CAROL FLORIO BERVILER in Deed recorded August 20, 1984 in Book 5, Page 339, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 682, and December 30, 1985 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM all of the above described land an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 288, Page 483, and re-recorded May 5, 1994 in Book 289, Page 12, Official Records, Eureka County, Nevada.

### PARCEL 2:

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.D.B.&M., and being further described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.;

Thence North 88°12'43" East along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence South 88°12'43" West along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

### PARCEL 3:

A parcel of land located in Section 28, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, being a portion of that parcel as shown on a Boundary Line Adjustment, Record of Survey for Owen J. & Cheryl Miller, Jerry R. Martin, John T. O'Flaherty, Becky O'Flaherty and Curtis P. Hayward on file in the office of the Eureka County Recorder, Eureka, Nevada, as File No. 196151, more particularly described as follows:



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Commencing at the Northwest corner of Parcel No. 4 as shown on that Parcel Map for Jerry R. Martin, John T. & Becky O'Flaherty and Curtis P. Hayward on file in the office of the Eureka County Recorder, Eureka, Nevada, as File No. 163256, thence North 88°12'50" East, 118.47 feet along the Northerly line of said Parcel No. 4, to Corner No. 1, the true point of beginning;

Thence continuing North 88°12'50" East, 86.48 feet, along said Northerly line of Parcel No. 4, to Corner No. 2;

Thence South 27.48 feet to Corner No. 3;

Thence East 30.00 feet to Corner No. 4;

Thence North 28.42 feet, to Corner No. 5, a point being on the Northerly line of said Parcel No. 4;

Thence North 88°12'50" East, 89.61 feet, along said Northerly line of Parcel No. 4, to Corner No. 5, a point being the Northeast corner of said Parcel No. 4;

Thence South 00°13'02" East, 100.28 feet, along the Easterly line of said Parcel No. 4, to Corner No. 6;

Thence South 88°24'43" West, 206.43 feet, to Corner No. 7;

Thence North 00°00'44" West, 99.57 feet, to Corner No. 1, the point of beginning.

**PARCEL 4:**

Parcel 2 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.



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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC# DV-232878**  
04/14/2017 10:50AM

**Official Record**

Requested By  
STEWART TITLE ELKO

**Eureka County - NV  
Lisa Hoehne - Recorder**

Page: 1 of 1 Fee: \$17.00  
Recorded By CH PRTT: \$3,691.35

1. Assessor Parcel Number(s)  
a) 007-370-46  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land    b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt.Bldg    f)  Comm'l/Ind'l  
g)  Agricultural    h)  Mobile Home  
i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$946,061.00  
Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$946,061.00  
Real Property Transfer Tax Due: \$3,691.35

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

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 parties agree that 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 *Owen J. Miller and Cheryl Miller* Capacity Grantor  
Owen J. Miller and Cheryl Miller  
HC 62 Box 62195, Eureka, NV 89316

Signature *Delmar Lynn Ropp* Capacity Grantee  
Delmar Lynn Ropp, a single man and Trennis Loyal Ropp, a single man as joint tenants with rights of survivorship

<p><b><u>SELLER (GRANTOR) INFORMATION</u></b> <b>(REQUIRED)</b></p> <p>Print Name: <u>Owen J. Miller, et ux</u> Address: <u>HC 62 Box 62195</u> City: <u>Eureka</u> State: <u>NV</u> Zip: <u>89316</u></p>	<p><b><u>BUYER (GRANTEE) INFORMATION</u></b> <b>(REQUIRED)</b></p> <p>Print Name: <u>Delmar Lynn Ropp</u> Address: <u>HC 62 Box 62092</u> City: <u>Eureka</u> State: <u>NV</u> Zip: <u>89316</u></p>
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow #: 01415-23652  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801