

APN: 003-432-03

When Recorded return to:

Gunner Schepker
910 TS Ranch Road
BATTLE MTN, NV 89820

EUREKA COUNTY, NV
RPTT:\$58.50 Rec:\$35.00
Total:\$93.50
ROBERT J WINES

2018-235155
05/17/2018 12:34 PM

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LISA HOEHNE, RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 14 day of May, 2018, by and between JAMES M. KLINE, an unmarried man, Grantor; and GUNNER SCHEPKER, an unmarried man, Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, as his sole and separate property, and to successors and assigns of the surviving Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings and improvements situate thereon.

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

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

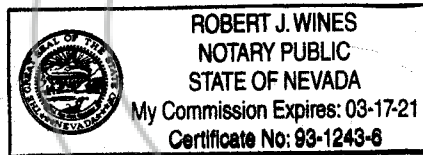
TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.


JAMES M. KLINE

STATE OF NEVADA)
 : ss.
COUNTY OF Elko)

On this 14 day of May, 2018, personally appeared before me, a Notary Public, JAMES M. KLINE, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.



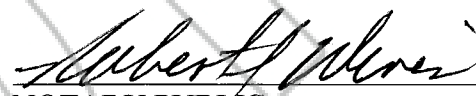

NOTARY PUBLIC
Commission Expires 3/17/21

EXHIBIT “A”

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

Parcel 8 as shown on that certain Map of Division Into large Parcels for Cattlemens Title Guarantee and Cattlemens Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Sections 12 and 13, Township 31 North, Range 49 East, M.D.B.&M.

EXCEPTING THEREFROM 25% of all oil, gas and minerals as reserved by Joseph H. Henion and Virginia W. Henion, in deed recorded August 15, 1957, in Book 25, Page 169, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, minerals and fissionable materials as reserved by William H. Parker and Elaine Jule Parker in deed recorded June 8, 1961, in Book 26, Page 71, Deed Records of Eureka County, Nevada.

State of Nevada

Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

- a) 003-432-03
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 _____

3. **Total Value/Sales Price of Property:**

\$ 15,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value per NRS 375.010, Section 2: \$ 15,000.00

Real Property Transfer Tax Due: \$ 58.50

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 James M. Kline Capacity Seller

Signature Gunner Schepker Capacity Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James M. Kline
Address: P.O. Box 553
City: Carlin
State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gunner Schepker
Address: 910 TS Ranch Road
City: Battle Mountain
State: NV Zip: 89820

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____