

APN#: 005-170-62, 005-170-60
Escrow No. 20-313056

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Brian Evert Peters
40 Bench Road
Fallon, NV 89406

EUREKA COUNTY, NV
RPTT:\$117.00 Rec:\$37.00
\$154.00 Pgs=3
WFG NATIONAL TITLE COMPANY OF NEVADA
LISA HOEHNE, CLERK RECORDER

2020-242113
10/14/2020 03:06 PM

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$117.00

THIS INDENTURE WITNESSETH: That

David A. Tripp and Patricia A. Tripp, husband and wife as joint tenants, with right of survivorship,
for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain,
Sell and Convey to

Brian Evert Peters, a single man,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2020-2021.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

WITNESS my hand this 9th day of October, 2020.

David A. Tripp
David A. Tripp

Patricia A. Tripp
Patricia A. Tripp

~~NEVADA~~ MONTANA
STATE OF NEVADA
COUNTY OF Barah

This instrument was acknowledged before me this 9th day of October, 2020 by David A. Tripp and Patricia A. Tripp.

RJH
Notary Public for ~~Nevada~~ MONTANA
My Commission Expires: October 15, 2023

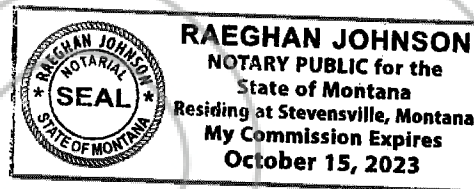


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel One: (APN 005-170-62)

Township 30 North, Range 48 East, M.D.B.&M.

Section 11: NE 1/4 E 1/4

Also delineated as Parcel No. 6 on Division of Land Map for Jack M. Cornelius filed in the Office of the County Recorder of Eureka County, on November 27, 1978 as File No. 66797, located in a portion of the East half (E 1/2) of Section 11 Township 30 North Range 48 East, M.D.B.&M.

Excepting therefrom all petroleum, oil, natural gas and products derived therefrom within or underlying said lands, as reserved by Southern Pacific Land Company, a California corporation in Deed recorded September 24, 1951 in Book 24, page 1168, Deed Records, Eureka County, Nevada.

Parcel Two: (APN 005-170-60)

Township 30 North, Range 48 East, M.D.B.&M.

Section 11: NE 1/4 SE 1/4

Also delineated as Parcel No. 5 on Division of Land Map for Jack M. Cornelius filed in the Office of the County Recorder of Eureka County, on November 27, 1978 as File No. 66797, located in a portion of the East half (E 1/2) of Section 11 Township 30 North Range 48 East, M.D.B.&M.

Excepting therefrom all petroleum, oil, natural gas and products derived therefrom within or underlying said lands, as reserved by Southern Pacific Land Company, a California corporation in Deed recorded September 24, 1951 in Book 24, page 1168, Deed Records, Eureka County, Nevada.

APN: 005-170-62, 005-170-60

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **005-170-62**

b) **005-170-60**

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

☐ Other _____

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$30,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$30,000.00

Real Property Transfer Tax Due:

\$0.00

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 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

Patricia A. Tripp

Capacity Grantor

Signature _____

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: **David A. Tripp and Patricia A. Tripp**

Name: _____

Address: **4525 Tripp Lane**

City: **Stevensville**

State: **Montana**

Zip: **59870**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: **Brian Peters**

Name: _____

Address: **40 Bench Road**

City: **Fallon**

State: **Nevada**

Zip: **89406**

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer)

Print Name: **WFG National Title Insurance Company**

Escrow #: **20-313056**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED