

APN: 002-320-08

Send Tax Statement To:

Michelle Lynn Edgar
Barbara Testolin
Nancy Ebert
680 Sheep Creek Rd.
Battle Mountain, NV 89820

EUREKA COUNTY, NV
RPTT:\$74.10 Rec:\$37.00
\$111.10 Pgs=3
ROBERT J. WINES, PROF. CORP.
LISA HOEHNE, CLERK RECORDER

2020-242117
10/14/2020 04:52 PM

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 13 day of October, 2020, by and between the MICHELLE LYNN EDGAR, Personal Representative of the Estate of GEORGE PENOLA, Deceased, Grantor; and MICHELLE LYNN EDGAR, a married woman, as her sole and separate property, BARBARA TESTOLIN, a widow, and NANCY EBERT, a married woman, as her sole and separate property, Grantees;

WITNESSETH:

WHEREAS, MICHELLE LYNN EDGAR was appointed as Personal Representative of the ESTATE OF GEORGE PENOLA, Deceased by Order entered in the Fourth Judicial District Court on March 6, 2018, and is now the duly qualified Personal Representative of this Estate; a certified copy of her Amended Letters of Administration has been recorded on March 22, 2018, as Document No. 285394, Official Records, Lander County, Nevada Recorder's Office; and

WHEREAS, on the 22nd day of September, 2020, the Personal Representative obtained an Order For Final Distribution of Estate, entered by the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, in the Matter of the ESTATE OF GEORGE PENOLA, Deceased, Case Number PR-PR-17-07; and

///

WHEREAS, pursuant to said Order For Final Distribution of Estate, the Personal Representative is instructed and authorized to execute and deliver this Deed to Grantees.

NOW THEREFORE, Grantor, for and in consideration of good and lawful consideration, to her in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantees, and to the successors and assigns of the Grantees forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

The SW¼ of SW¼ of Section 19, Township 32 North, Range 45 East, M.D.B.&M.
as per U.S. Government Survey.

Parcel "A-1" of the City of Battle Mountain, according to the official Parcel Map 219825, entitled "Penola Parcel Map", filed in the Office of the County Recorder of Lander County, State of Nevada, on July 25, 2001.

TOGETHER with all buildings and improvements thereon.

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

SUBJECT TO all reservations, restrictions, easements and exceptions of record.

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

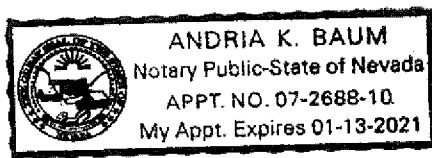
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first herein above written.


ESTATE OF GEORGE PENOLA, Deceased

By Michelle Lynn Edgar
MICHELLE LYNN EDGAR, Personal
Representative for the ESTATE OF GEORGE
PENOLA, Deceased

STATE OF NEVADA)
 : ss.
COUNTY OF LANDER)

On this 13th day of October, 2020, personally appeared before me, a Notary Public,
MICHELLE LYNN EDGAR, known or proved to me to be said person, who acknowledged that she
executed the foregoing instrument in her fiduciary capacity as Personal Representative for the
ESTATE OF GEORGE PENOLA, deceased.





NOTARY PUBLIC
Commission Expires 01.13.2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 002-320-08
b) _____
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 | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

	\$ 18,571.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 18,571.00
Real Property Transfer Tax Due:	\$ 74.10

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 Robert J. Wines

Digitally signed by Robert J. Wines
DN: cn=Robert J. Wines, o=Robert J. Wines, Prof. Corp., ou=email@robertjwines.net, c=US
Date: 2020.10.14 16:21:08 -0700

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) Michelle Lynn Edgar, PR of the

Print Name: Estate of George Penola
Address: 680 Sheep Creek Road
City: Battle Mountain
State: NV Zip: 89820

BUYER (GRANTEE) INFORMATION

(REQUIRED) Michelle Lynn Edgar,

Print Name: Barbara Testolin & Nancy Ebert
Address: 680 Sheep Creek Road
City: Battle Mountain
State: NV Zip: 89820

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____
Address: 687 6th Street, Suite 1
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)