

APN: 002-320-08

Send Tax Statement To:

Michelle Lynn & Travis Shane Edgar
680 Sheep Creek Rd.
Battle Mountain, NV 89820

EUREKA COUNTY, NV
RPTT:\$48.75 Rec:\$37.00
\$85.75 Pgs=4
ROBERT J. WINES, PROF. CORP.
LISA HOEHNE, CLERK RECORDER

2021-243518
01/11/2021 11:58 AM

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 28 day of December, 2020, by and between MICHELLE LYNN EDGAR and TRAVIS SHANE EDGAR, husband and wife, BARBARA TESTOLIN, a widow, and NANCY EBERT and THOMAS EBERT, husband and wife, Grantors, to MICHELLE LYNN EDGAR and TRAVIS SHANE EDGAR, husband and wife, as community property with right of survivorship, Grantees;

WITNESSETH:

Grantors, for and in consideration of good and lawful consideration, to them in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as community property with right of survivorship, 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 SW $\frac{1}{4}$ of SW $\frac{1}{4}$ 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.

Michelle Lynn Edgar
MICHELLE LYNN EDGAR

Travis Shane Edgar
TRAVIS SHANE EDGAR

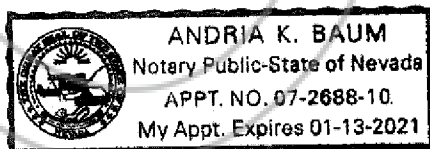
Barbara Testolin
BARBARA TESTOLIN

Nancy Ebert
NANCY EBERT

Thomas Ebert
THOMAS EBERT

STATE OF NEVADA)
 : ss.
COUNTY OF Wander)

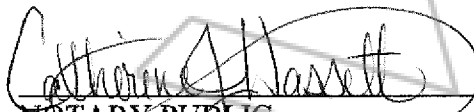
On this 7th day of ~~December~~, 2020, personally appeared before me, a Notary Public,
January 2021
MICHELLE LYNN EDGAR and TRAVIS SHANE EDGAR, husband and wife, known or proved to me to be said persons, who acknowledged that they executed the foregoing instrument.



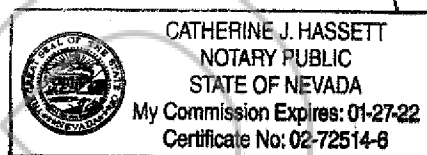
[Signature]
NOTARY PUBLIC
Commission Expires 01.13.2021

STATE OF NEVADA)
 : ss.
COUNTY OF Elko)

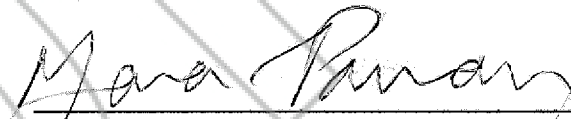
On this 11th day of ~~December, 2020~~ ^{January 2021}, personally appeared before me, a Notary Public,
BARBARA TESTOLIN, known or proved to me to be said person, who acknowledged that she
executed the foregoing instrument.


NOTARY PUBLIC
Commission Expires 1/27/22

~~STATE OF NEVADA~~ ^{California}
 : ss.
COUNTY OF Santa Clara



On this 2nd day of December, 2020, personally appeared before me, a Notary Public,
NANCY EBERT and THOMAS EBERT, husband and wife, known or proved to me to be said
persons, who acknowledged that they executed the foregoing instrument.


NOTARY PUBLIC
Commission Expires 05/25/2022

See Attached Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

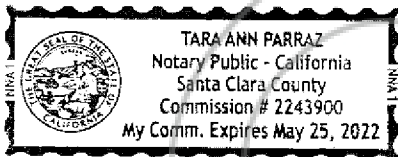
On 12/28/2020 before me, Tara Ann Parraz, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Nancy Ebert and Thomas Ebert
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tara Ann Parraz
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed Document Date: 12/28/2020
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nancy Ebert
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: Thomas Ebert
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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:

Deed in Lieu of Foreclosure Only (value of property) \$ 18,571.00
Transfer Tax Value: \$ 12,380.00
Real Property Transfer Tax Due: \$ 48.75

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: transfer of 1/3 is a transfer from spouse to spouse

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: 2021.01.11 10:58:38 -0800

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) Michelle Lynn Edgar

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michelle Lynn & Travis Shane Edgar
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)