

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
RPTT:\$37.05 Rec:\$37.00
\$74.05 Pgs=2
SEMPER LAND ASSETS
LISA HOEHNE, CLERK RECORDER

2021-244986
05/28/2021 02:45 PM

APN: 005-260-31

WHEN RECORDED RETURN TO: Same as below
MAIL TAX STATEMENTS TO:

William L. Ipema and Charles H. Ipema
HC 66 Box 4-16
Beowawe, NV 89821

SPECIAL WARRANTY DEED

THE GRANTOR(S),

Semper Land Assets
P.O. Box 23061
Knoxville, TN 37933

for and in valuable consideration, the receipt of which is hereby acknowledged, does hereby Grants, Bargain, Sell, and Convey and warranties to the **GRANTEE(S)**: William L. Ipema and Charles H. Ipema, HC 66 Box 4-16, Beowawe, NV 89821, the following described real estate, situated in the County of Eureka, State of Nevada:

(Legal Description): The Northwest quarter of the Southwest quarter, Section 17, Township 30 North, Range 49 East, M.D.B.M. as per Government Survey.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators hereby conveys all rights and shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated this 28 day of May, 2021.

ACKNOWLEDGEMENT

Signed: Pamela Ruble

Pamela Ruble (Company Officer, Semper Land Assets)

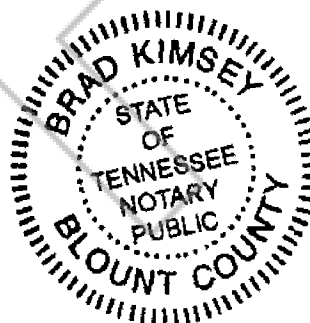
State of: Tenn

County of: Knox

On the 28th day of May, 2021, **Pamela Ruble** personally appeared before me a Notary Public, the person known by me or proved by competent evidence to be the signatory above, who acknowledged to me that they have executed the foregoing Deed in the capacity so stated and that the execution was done freely, voluntarily and for the uses and purposes therein described.

Notary Signed: Brad Kimsey

Notary Public Expiration Date: 3-21-2022



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 005-260-31
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:

	\$ 9,205.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 9,205.00
Real Property Transfer Tax Due:	\$ 37.05

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 _____	Capacity <u>Seller for Semper Land</u>
Signature _____	Capacity <u>Buyer</u>

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sam Ruble for Semper Land
Address: P.O. Box 23061
City: Knoxville
State: TN Zip: 37933

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William L. Ipema and Charles H. Ipema
Address: HC 66 Box 4-16
City: Beowawe
State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sam Ruble, Company Officer SemperLand Assets Escrow # _____
Address: P.O. Box 23061
City: Knoxville State: TN Zip: 37933

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)