

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=4

**2021-247513**  
12/07/2021 11:32 AM

STEWART TITLE ELKO  
LISA HOEHNE, CLERK RECORDER

E09

<b>A.P.N. No.:</b>	007-370-46
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	1452600 PA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
ESTES GROUP LLC	
HC 62 Box 62092	
Eureka, NV 89316	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Delmar Lynn Ropp, a married man as his sole and separate property and Trennis Loyal Ropp, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ESTES GROUP LLC, a Nevada Limited Liability Company**, 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;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/6/2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Delmar Lynn Ropp  
Delmar Lynn Ropp

Trennis Loyal Ropp  
Trennis Loyal Ropp

State of Nevada

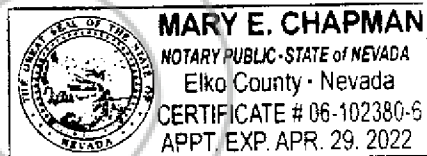
County of ~~Eureka~~ ELKO

)  
) ss  
)

This instrument was acknowledged before me on the 6<sup>th</sup> day of DECEMBER, 2021  
By: Delmar Lynn Ropp and Trennis Loyal Ropp

Signature: Mary E. Chapman  
Notary Public

My Commission Expires: APRIL 29, 2022



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **PARCEL 1:**

Parcel 4 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING FROM that portion lying within the NW1/4NW1/4 of Section 28 an undivided one-half (1/2) interest in and to all oil and gas or oil and gas, lying in and under said land as reserved by ANGEL CAROL FLORIO BERVILER in Deed recorded August 20, 1964 in Book 5, Page 339, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3, 4, 5, 6, 12, 13, 14 and 15 of Section 21, one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM all of the above described land an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

#### **PARCEL 2:**

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.D.B.&M., and being further described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.;

Thence North 88°12'43" East along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence South 88°12'43" West along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

#### **PARCEL 3:**

A parcel of land located in Section 28, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, being a portion of that parcel as shown on a Boundary Line Adjustment, Record of Survey for Owen J. & Cheryl Miller, Jerry R. Martin, John T. O'Flaherty, Becky O'Flaherty and Curtis P. Hayward on file in the office of the Eureka County Recorder, Eureka, Nevada, as File No. 196151, more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 4 as shown on that Parcel Map for Jerry R. Martin, John T. & Becky O'Flaherty and Curtis P. Hayward on file in the office of the Eureka County Recorder, Eureka, Nevada, as File No. 163256, thence North 88°12'50" East, 118.47 feet along the Northerly line of said Parcel No. 4, to Corner No. 1, the true point of beginning;

Thence continuing North 88°12'50" East, 86.46 feet, along said Northerly line of Parcel No. 4, to Corner No. 2;

Thence South 27.48 feet to Corner No. 3;

Thence East 30.00 feet to Corner No. 4;

Thence North 28.42 feet, to Corner No. 5, a point being on the Northerly line of said Parcel No. 4;

Thence North 88°12'50" East, 89.61 feet, along said Northerly line of Parcel No. 4, to Corner No. 5, a point being the Northeast corner of said Parcel No. 4;

Thence South 00°13'02" East, 100.28 feet, along the Easterly line of said Parcel No. 4, to Corner No. 6;

Thence South 88°24'43" West, 206.43 feet, to Corner No. 7;

Thence North 00°00'44" West, 99.57 feet, to Corner No. 1, the point of beginning.

**PARCEL 4:**

Parcel 2 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man in Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

APN: 007-370-46

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 007-370-46  
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  
☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

\$ 0.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

**c. Transfer Tax Value:**

\$ 0.00

**d. Real Property Transfer Tax Due**

\$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Conveyance to LLC owned 100% by Grantor's with NO CONSIDERATION

**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 Delmar Lynn Ropp and Trennis Loyal Ropp  
Delmar Lynn Ropp and Trennis Loyal Ropp

Capacity Grantor

Signature ESTES GROUP LLC  
ESTES GROUP LLC

Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Delmar Lynn Ropp and Trennis Loyal Ropp

Address: HC 62 Box 62092

City: Eureka

State: NV 89316

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: ESTES GROUP LLC

Address: HC 62 Box 62092

City: Eureka

State: NV 89316

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

Print Name: Stewart Title Company

Escrow # 1452600 PA

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED