

A.P.N. No.:	007-470-02
R.P.T.T.	\$ 234.00
File No.:	1738327
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Trennis Ropp and Julia Ropp	
P.O. Box 45	
Eureka, NV 89316	

EUREKA COUNTY, NV **2022-248684**
RPTT:\$234.00 Rec:\$37.00
\$271.00 Pgs=2 08/31/2022 09:37 AM
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Conley Land & Livestock, LLC., a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Trennis Ropp and Julia Ropp, husband and wife, as joint tenants**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

All that portion of Government Lot 1 in Section 20 Township 20 North, Range 53 East., M.D.B.&M. more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded November 5, 2010 in the office of the County Recorder of Eureka County Nevada as File No. 2010-215927, Eureka County, Nevada.

.EXCEPTING THEREFROM; all oil and gas reserved in the patents from the UNITED STATES OF AMERICA, recorded August 12, 1968 in Book 25, Pages 273 and 274, Official Records Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 50% of mineral rights as reserved by WILBUR E. BLACK and MARLENE BLACK, Husband, and Wife, in Deed recorded February 10, 1999 in Book 325, Page 409, Official Records, Eureka County, Nevada.

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: Aug. 24, 2022

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

Conley Land & Livestock, LLC.

Kenneth E. Conley
Kenneth E. Conley, Manager

Beverly A. Conley
Beverly A. Conley, Manager

State of Nevada)

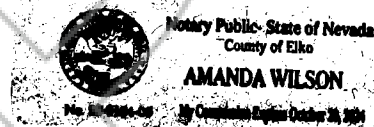
County of ~~Eureka~~ Elko)

) ss

This instrument was acknowledged before me on the 24th day of Aug., 2022
By: Kenneth E. Conley and Beverly A. Conley, Managers of Conley Land & Livestock, LLC., a Nevada
Limited Liability Company

Signature: Amanda Wilson
Notary Public

My Commission Expires: 10-20-24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-470-02
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

\$ 60,000.00

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

()

c. Transfer Tax Value:

\$ 60,000.00

d. Real Property Transfer Tax Due

\$ 234.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 Beverly A. Conley Capacity _____ Grantor _____

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Conley Land & Livestock, LLC., a
Nevada Limited Liability Company

Address: HC 66 Box 60

City: Crescent Valley

State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Trennis Ropp and Julia Ropp

Address: P.O. Box 45

City: Eureka

State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 1738327

Address: 810 Idaho St

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED