

EUREKA COUNTY, NV **2022-248836**  
RPTT:\$526.50 Rec:\$37.00  
\$563.50 Pgs=2 10/19/2022 09:31 AM  
STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

<b>A.P.N. No.:</b>	007-396-11
<b>R.P.T.T.</b>	\$ 526.50
<b>File No.:</b>	1821751 NM
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
DeeAnna Marie Colby and Talon West Colby	
HC 62 Box 62538	
Eureka, NV 89316	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Jerry Ellis Jeppesen and Joyce Jeppesen, as Joint Tenants with Rights of Survivorship, who acquired Title as Jerry Ellis Jeppesen an unmarried man and Joyce Betz, an unmarried woman, as joint tenants with full right of survivorship**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**DeeAnna Marie Colby and Talon West Colby, as Joint Tenants with Rights of Survivorship,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Lot 1 as shown on that certain Parcel Map for Mark W. Grasso filed in the office of the County Recorder of Eureka County, State of Nevada, on November 21, 1983, as File No. 90998, being a portion of Lot 3, Parcel A of the Large Division Map of the E1/2 of Section 17, 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 patent recorded April 15, 1966, in Book 10, Page 331, Official Records of Eureka County, Nevada.

\*SUBJECT TO:

1. Taxes for the fiscal year; 2022 - 2023
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: 10/14/2022

SIGNATURES AND NOTARY ON PAGE 2

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-396-11  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 135,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 135,000.00  
 d. Real Property Transfer Tax Due                                \$ 526.50

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 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 Joyce Jeppesen                      Capacity                      Grantor  
 Signature \_\_\_\_\_                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jerry Ellis Jeppesen and Joyce Jeppesen  
 Address: HC 62 Box 62199  
 City: Eureka  
 State: NV                      Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: DeeAnna Marie Colby and Talon West Colby  
 Address: HC 62 Box 62538  
 City: Eureka  
 State: NV                      Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1821751 NM  
 Address: 810 Idaho St  
 City: Elko                      State: NV                      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED