

A.P.N. No.:	005-260-32
R.P.T.T.	\$ 50.70
File No.:	2075770
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
William L Ipema and Charmain R Randall-Ipema	
HC 66 Box-4-16	
Crescent Valley, NV 89821	

EUREKA COUNTY, NV	2023-251120
RPTT:\$50.70 Rec:\$37.00	
\$87.70 Pgs=2	09/28/2023 10:30 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

David Alan Hufstetler, Successor Trustee of the Eileen A. Hufstetler Living Trust, UTD July 3, 2009

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

William L Ipema and Charmain R Randall-Ipema, as joint tenants with right of survivorship,

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

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 17: NE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom and all rights thereto, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM any and all oil rights as reserved by Nu-Town & Desert Realty, in deed recorded June 8, 1970, in Book 35, Page 359, Official Records of Eureka County, Nevada.

*SUBJECT TO:

1. Taxes for the fiscal year; 2023-2024
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: September 22nd 2023

SIGNATURES AND NOTARY ON PAGE 2

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

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Eileen A. Hufstetler Living Trust, UTD July 3, 2009

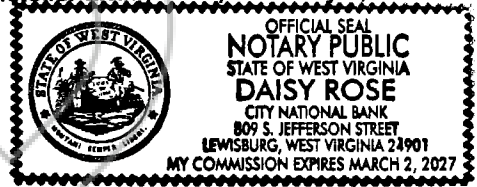
By: [Signature]
David Alan Hufstetler, Successor Trustee

State of West Virginia)
County of Greenbrier) ss

This instrument was acknowledged before me on the 22 day of September, 2023
By: David Alan Hufstetler, Successor Trustee of the Eileen A. Hufstetler Living Trust, UTD July 3, 2009

Signature: [Signature]
Notary Public

My Commission Expires: March 2, 2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-260-32
 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'/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 \$ 13,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 13,000.00
 d. Real Property Transfer Tax Due \$ 50.70

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
 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 [Signature] Capacity Grantor
 David Alan Hufstetler, Successor Trustee

Signature _____ Capacity Grantee
 William L. Ipema

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David Alan Hufstetler, Successor Trustee of the Eileen A. Hufstetler Living Trust, UTD July 3, 2009
 Address: 2047 Charley Ballard Rd
 City: Lindside
 State: WV Zip: 24951

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: William L Ipema and Chamain R Randall-Ipema
 Address: HC 66 Box-4-16
 City: Crescent Valley
 State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2075770
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801