

APN: 002-024-02

SEND TAX STATEMENTS TO:

Robert & Bonnie Ringo
P.O. Box 2445
Cave Junction, OR 97523

WHEN RECORDED RETURN TO:

Stewart Title Company
810 Idaho St
Elko, NV 89801

EUREKA COUNTY, NV	2024-251637
RPTT:\$1950.00 Rec:\$37.00	
\$1,987.00 Pgs=6	01/23/2024 03:35 PM
MCCONNELL LAW OFFICE	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN & SALE DEED



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Pursuant to NRS 239B.030, this document DOES NOT contain the Social Security number of any person or persons.

GRANT, BARGAIN & SALE DEED

FOR CONSIDERATION RECEIVED, **D&D RENTALS LLC**, a Nevada **Limited Liability Company**, as Grantor, does hereby grant, bargain, sell and convey to **ROBERT RINGO** and **BONNIE RINGO**, husband and wife as community property, as Grantees, and to their successors and assigns, forever, all that certain property located in the County of Eureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH, if any, all springs, wells, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structure, measuring devices, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to

apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stock water equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said land.

TOGETHER WITH all that certain personal property further described on Exhibit "B".

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

[SIGNATURES ON FOLLOWING PAGE]

TO HAVE AND TO HOLD the property, with all appurtenances, to the Grantees, and their successors assigns, forever.

EFFECTIVE the 31st day of December, 2023.

GRANTOR:

D&D RENTALS LLC, a Nevada Limited Liability Company

By: 
DALE KERSEY, Manager

By: 
DIANA KERSEY, Manager

STATE OF NEVADA
COUNTY OF Elko

On this 26th day of October, 2023, before me, a notary public, personally appeared **DALE KERSEY** and **DIANA KERSEY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it for and on behalf of **D&D RENTALS LLC, a Nevada Limited Liability Company**.


NOTARY PUBLIC

EXHIBIT "A"
"Real Property"

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

APN: 002-024-02

Parcel 1 as shown on that certain Parcel Map for Betty Krambs filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 20, 2001, as File No. 177225, being a portion of Section 5, Township 29 North, Range 48 East, M.D.B.&M.

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 to H.J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

EXHIBIT "B"
"Personal Property"

All that certain personal property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

1. **MOBILE HOME:**

MAKE:	NASHUA
MODEL:	CASTLEWOOD
SIZE:	66'8 X 13'6
YEAR:	1993
SERIAL NO.	NCID32502

2. **MAN CAMP:**

All personal property, including the skid the property is located on, which the Parties understand to be identified as or as a part of the "Man Camp".

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-024-02
 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 \$ 500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 500,000.00
 d. Real Property Transfer Tax Due \$ 1950.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 *Katie Howe McConnell* Capacity: AGENT
 KATIE HOWE MCCONNELL

Signature *Katie Howe McConnell* Capacity: AGENT
 KATIE HOWE MCCONNELL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: D&D Rentals LLC
 Address: 5060 TENABO AVENUE
 City: CRESCENT VALLEY
 State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert & Bonnie Ringo
 Address: P.O. Box 2445
 City: Cave Junction
 State: OR Zip: 97523

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

Print Name: MCCONNELL LAW OFFICE
 Address: 950 IDAHO STREET
 City: ELKO

Escrow # _____
 State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED