

APN: 007-470-02;

Exempt: NRS 375.090 (3)

WHEN RECORDED SEND TO:

Goicoechea, Di Grazia, Coyle & Stanton, Ltd.
530 Idaho Street
Elko, NV 89801

SEND TAX BILL TO:

Trennis Ropp and Julia Ropp
P.O. Box 45
Eureka, Nevada 89316

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

DEED OF CORRECTION

This Deed of Correction is being recorded to correct certain errors and omissions included in the Grant, Bargain and Sale Deed recorded in the Office of the County Recorder of Eureka County, State of Nevada, on August 31, 2022, as Doc #2022-248684 ("Grant, Bargain and Sale Deed").

THIS INDENTURE, made and entered into this 15th day of August, 2024, by and between, **CONLEY LAND & LIVESTOCK, LLC**, a Nevada limited liability company, herein referred to as GRANTOR, and **TRENNIS ROPP AND JULIA ROPP**, husband and wife, as joint tenants, herein referred to as GRANTEE;

WITNESSETH:

WHEREAS, GRANTOR executed and delivered a Grant, Bargain and Sale Deed to the GRANTEE, for the consideration therein mentioned, dated August 24, 2022, recorded on August 31, 2022, in the Office of the County Recorder of Eureka County, State of Nevada, as Doc #2022-248684;

AND WHEREAS, the execution and delivery of said Grant, Bargain and Sale Deed was the result of the prior execution and delivery of a Real Estate Purchase Contract and Agreement, dated and executed June 10, 2022, wherein under paragraph two (2), "Property", subparagraph B. "Reservations", it was expressly stated therein, that Seller fully and clearly intended to reserve all water and mineral rights from the transfer and sale;

AND WHEREAS, as the direct result of an inadvertent clerical error in the drafting and preparation of the Grant, Bargain and Sale Deed for execution and delivery and more specifically, the omission of a subsequent paragraph Excepting Therefrom and Reserving unto the Grantors, all water rights appurtenant to said real property and any and all mineral rights of

EUREKA COUNTY, NV
LAND-CDE
Rec:\$37.00
Total:\$37.00
BEVERLY CONLEY

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KATHERINE J. BOWLING, CLERK RECORDER

any kind whatsoever, the Grant, Bargain and Sale Deed, dated August 24, 2022, recorded on August 31, 2022, in the Office of the County Recorder of Eureka County, State of Nevada, as Doc #2022-248684, incorrectly conveyed by the omission of Excepting Therefrom the water rights and mineral rights appurtenant to the real property therein;

AND WHEREAS, this Deed of Correction to the Grant, Bargain and Sale Deed is being recorded to correct these errors and omissions within the Grant, Bargain and Sale Deed;

NOW THEREFORE, the GRANTOR, for VALUABLE CONSIDERATION RECEIVED, does by these presents grant, bargain, sell and convey unto the said GRANTEE, its successors, and assigns, forever, all of its right, title, interest, claim and demand which the GRANTOR has, in and to the real property located in the County of Elko, and State of Nevada, more particularly described as follows:

APN: 007-470-02

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 waters and water rights of any kind whatsoever, which are expressly reserved unto the Grantor.

FURTHER EXCEPTING THEREFROM any and all mineral rights of any kind whatsoever, which are expressly reserved unto the Grantor.

FURTHER 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 all zoning, planning and other governmental rules, regulations, laws and ordinance affecting the property.

SUBJECT TO all reservations, restrictions, rights of way and easements affecting the property.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH tenements, hereditaments and appurtenances and thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

GRANTOR:

**CONLEY LAND & LIVESTOCK, LLC, a Nevada
limited liability company**

By: *Kenneth E. Conley*
Manager

By: *Beverly Conley*
Manager

GRANTEE:

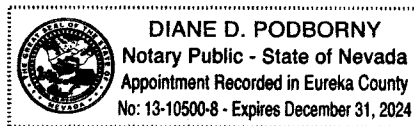
By: *See Attached*
Trennis Ropp

By: *See Attached*
Julia Ropp

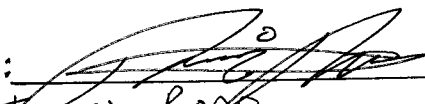
STATE OF NEVADA)
 Eureka) SS.
COUNTY OF ~~ELKO~~)


On this 19th day of August, 2024, before me, a Notary Public, personally appeared, **KENNETH E. CONLEY and BEVERLY A. CONLEY**, 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 acknowledges that he executed the foregoing instrument.

Diane D. Podborny
NOTARY PUBLIC



GRANTEE:

By: 
Trennis Ropp

By: 
Julia Ropp

STATE OF NEVADA)
 EUREKA) SS.
COUNTY OF ~~ELKO~~)

On this 15th day of August, 2024, before me, a Notary Public, personally appeared, **TRENNIS ROPP and JULIA ROPP**, 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 acknowledges that he executed the foregoing instrument.


NOTARY PUBLIC

