

APN: 002-039-25

EUREKA COUNTY, NV  
LAND-GRT  
Rec:\$37.00  
Total:\$37.00  
PATRICIA A LEPPALA

2024-253218  
10/17/2024 01:49 PM  
Pgs=6

Mail Tax Statements to:  
Patricia A. Leppala  
479 Fourth Street  
Crescent Valley, Nevada 89821



When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, PATRICIA A. LEPPALA, herein referred to as Grantor, does hereby grant, bargain and sell to PATRICIA A. LEPPALA, Trustee of the LEPPALA FAMILY TRUST, dated November 27, 2023, herein referred to as Grantee, and to her successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

See Exhibit A attached hereto.

TOGETHER WITH all buildings and improvements thereon.

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

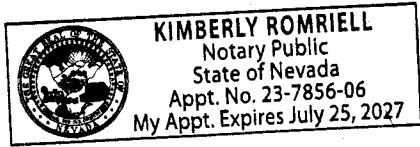
TO HAVE AND TO HOLD the described premises to the Grantee, and to her successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 27 day of November, 2023.

*Patricia A. Leppala*  
\_\_\_\_\_  
PATRICIA A. LEPPALA

STATE OF NEVADA        )  
                                  ):ss.  
COUNTY OF ELKO        )

This instrument was acknowledged before me on November 27, 2023, by PATRICIA A. LEPPALA.



*Kimberly Romriell*  
\_\_\_\_\_  
NOTARY PUBLIC

C O R P

**EXHIBIT A**

APN 002-039-25

Lot 5, Block 23, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, according to the official map thereof, filed in the office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH all improvements now thereon or which may hereafter be placed or constructed thereon or affixed in any way to the property.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-039-25  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b) X 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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explanation Reason for Exemption : A transfer to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 *Patricia A. Leppala* Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Patricia A. Leppala  
 Address: 479 Fourth Street  
 City: Crescent Valley  
 State: Nevada Zip: 89821

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Patricia A. Leppala, Trustee of the LEPPALA FAMILY TRUST, dated November 27, 2023  
 Address: 479 Fourth Street  
 City: Crescent Valley  
 State: Nevada Zip: 89821

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

Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
 Address: 491 4<sup>th</sup> Street  
 City: Elko State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**CERTIFICATE OF THE  
LEPPALA FAMILY TRUST  
Dated November 27, 2023**

TO WHOM IT MAY CONCERN:

This Certificate of Trust refers to the **LEPPALA FAMILY TRUST**, dated **November 27, 2023**, which is a revocable trust that may be amended or revoked by the Trustor during her lifetime.

The undersigned, **PATRICIA A. LEPPALA**, of Eureka County, Nevada, has made and executed on November 27, 2023, the **LEPPALA FAMILY TRUST** wherein the undersigned is Trustor, Trustee and Beneficiary, to which certain real and personal property has been transferred.

1. The undersigned declares that the present Trustee, and the successor or additional Trustees of said Trust shall be as follows:

(A) The Trustor, then.

(B) Upon the death or incompetency of the Trustor, **HARLIN JUSTIN TEAGUE**, shall serve as Trustee. If **HARLIN JUSTIN TEAGUE** is unable or unwilling to serve, then **AMANDA ELENA FAWSON** shall serve as Trustee.

(C) Other Successor Trustees, if necessary, shall be appointed by the Trustee then serving, or if no Successor Trustee is appointed, then by Court appointment.

2. The Trustee under the trust agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property, and participate in the operation of any business or other enterprise in the trust name. Any Successor Trustee(s) may act independently to bind the Trust.

3. During the Trustor's lifetime the Trust may be revoked or amended, in whole, or in part, by any instrument signed by the Trustor.

4. The Trust has not been revoked or amended to make any representation within the Certificate incorrect, or limiting the powers of the Trustee over Trust property.

5. The domicile of the Trust shall be the State of Nevada, and the Trust shall be governed by the laws of the State of Nevada in effect at the date of the execution of the Trust.

6. Title for assets of the Trust shall be taken in the following form: **PATRICIA A. LEPPALA, Trustee of the LEPPALA FAMILY TRUST, dated November 27, 2023.**

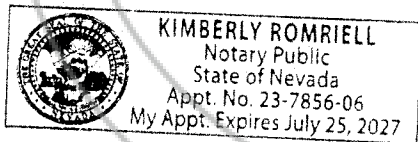
7. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

THIS CERTIFICATE OF TRUST is made this 27 day of November, 2023, and a copy thereof with all particulars is located with the undersigned at Crescent Valley, Nevada.

*Patricia A. Leppala*  
PATRICIA A. LEPPALA

STATE OF NEVADA )  
 )ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on November 27, 2023, by **PATRICIA A. LEPPALA** as Trustor and Trustee of the **LEPPALA FAMILY TRUST**, dated November 27, 2023.



*Kimberly Romriell*  
NOTARY PUBLIC