

APN: 005-060-07

Mail Tax Statement to:

Harlin Justin Teague, Successor Trustee
4921 North Bank Road
Crescent City, California 95531

When Recorded Return to:

GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00

2024-253328
11/13/2024 10:32 AM
Pgs=5

GERBER LAW OFFICES LLP



GRANT BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, EDWIN TERNES and MARY J. TERNES, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to the LEPPALA FAMILY TRUST, dated November 27, 2023, herein referred to as Grantees, and to their successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

SEC 25 T-31N R48E S1/2 S1/2 SE1/4 NW1/4

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 September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

SUBJECT TO all other exceptions, reservations, restrictions, restrictive covenants, assessments, easements, right and rights of way of record.

TOGETHER WITH any and all improvements situated thereon.

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

TO HAVE AND TO HOLD the described premises to the Grantees, and to their successors and assigns forever.

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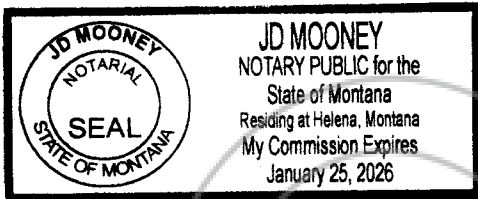
IN WITNESS WHEREOF, the Grantor has signed this Deed this ____ day of October, 2024.

Edwin Ternes
EDWIN TERNES

Mary J. Ternes
MARY J. TERNES

STATE OF MONTANA)
 : ss.
COUNTY OF Lewis & Clark

This instrument was acknowledged before me on October 29th, 2024, by EDWIN TERNES and MARY J. TERNES.



[Signature]
NOTARY PUBLIC

**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.**

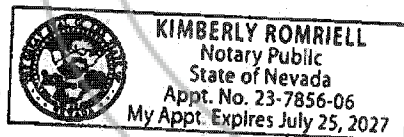
7. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-060-07
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 RECORDER'S OPTIONAL USE ONLY

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 Travis Gerber
Travis Gerber

Capacity Attorney

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Edwin & Mary J. Ternes

Address: 243 Anderson Boulevard

City: Helena

State: Montana Zip: 59601-0328

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harlin Justin Teague, Successor
Trustee of the Leppala Family Trust, dated
November 27, 2023

Address: 4921 North Bank Road

City: Crescent City

State: California Zip: 95531

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

Print Name: Gerber Law Offices, LLP

Escrow #: _____

Address: 491 4th Street

City: Elko

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED