

APN: 005-170-64  
005-170-65

EUREKA COUNTY, NV  
LAND-ADE  
Rec:\$37.00  
Total:\$37.00  
GERBER LAW OFFICES LLP

2025-254272  
02/24/2025 01:37 PM  
Pgs=5

Mail Tax Statements to:  
Harlin Justin Teague, Trustee  
4921 North Bank Road  
Crescent City, California 95531



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

### ADMINISTRATOR'S DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, HARLIN JUSTIN TEAGUE and KIMBERLY ROMRIELL, Co-Administrators of the Estate of WILLIAM B. LEPPALA, Deceased, herein referred to as Grantor, does hereby grant, bargain and sell to JUSTIN HARLIN TEAGUE, Trustee of the LEPPALA FAMILY TRUST, dated November 27, 2024, herein referred to as Grantee, and to his successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

APN: 005-170-64

A PORTION OF THE E1/2 OF SECT. 11, T20N, R48E,  
M.D.B.&M., SW1/4 of NE1/4

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

APN: 005-170-65

A PORTION OF THE E1/2 OF SECT. 11, T30N, R48E,  
M.D.B.&M., SE1/4 of NE1/4

TOGETHER WITH the tenements, hereditaments and appurtenances  
thereunto belonging or 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 his successors and  
assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 14 day of January, 2025.

  
HARLIN JUSTIN TEAGUE, Co-  
Administrator

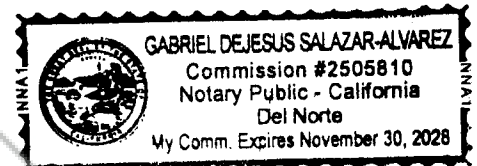
STATE OF CALIFORNIA     )  
                                              : ss.  
COUNTY OF Del Norte     )

On 1/14/2025 before me, Gabriel De Jesus Salazar Alvarez, a notary public, personally appeared HARLIN JUSTIN TEAGUE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gabriel De Jesus Salazar Alvarez (SEAL)

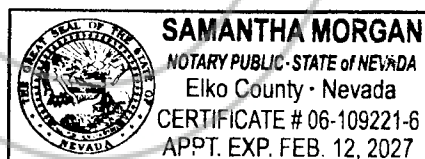


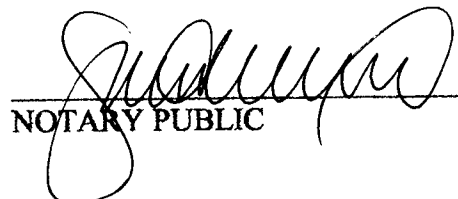
IN WITNESS WHEREOF, the Grantor has signed this Deed this 28 day of January, 2025.

  
KIMBERLY ROMRIELL, Co-Administrator

STATE OF NEVADA     )  
                                              : ss.  
COUNTY OF ELKO     )

This instrument was acknowledged before me on the 28<sup>th</sup> day of January, 2025, by KIMBERLY ROMRIELL, Co-Administrator of the Estate of WILLIAM B. LEPPALA, Deceased.



  
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.**

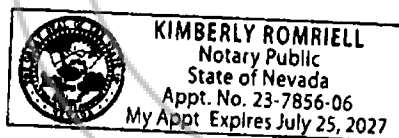
7. No person or entity paying money to or delivering property to any Trustee shall be required to see to its application. All persons relying on this documents regarding the Trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A 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) 005-170-64  
b) 005-170-65  
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 \_\_\_\_\_

**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

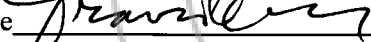
\$ 154,116  
( \_\_\_\_\_ )  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explanation Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

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  Capacity Attorney  
TRAVIS W. GERBER

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

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

Print Name: Harlin Justin Teague, Trsuttee

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

Address: 491 4<sup>th</sup> Street

City: Elko

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

Print Name: LEPPALA FAMILY TRUST, dated November 27, 2024

Address: 4921 North Bank Road

City: Crescent City

State: California Zip: 95531

Escrow #: \_\_\_\_\_

State: Nevada Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED