

A.P.N. No.:	001-037-02
R.P.T.T.	\$ 975.00
File No.:	2600790
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Brandie Bice	
Po Box 212	
Eureka, NV 89316	

EUREKA COUNTY, NV	2025-254591
RPTT:\$975.00 Rec:\$37.00	05/21/2025 01:10 PM
\$1,012.00 Pgs=3	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michael J. Fipps, also known as Michael Fipps and DeAnn Fipps, husband and wife as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Brandie Bice, an unmarried woman,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 14, 2025

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Michael J. Fipps 5/14/25 DeAnn Fipps 5/14/25
Michael J Fipps DeAnn Fipps

State of Colorado)
County of Pueblo) ss

This instrument was acknowledged before me on the 14 day of May, 2025
By: Michael J Fipps and DeAnn Fipps

Signature: Malinda Murray
Notary Public
Malinda Murray
My Commission Expires: 11/26/2028

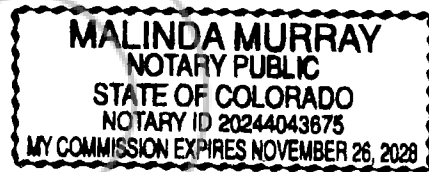


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 13, 14, 15, 16, 17 and 18, Block 18 of EUREKA TOWNSITE, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to Eureka County, Nevada by Quitclaim Deed recorded April 13, 1995, in Book 282, Page 95, Official Records of Eureka County, Nevada, more particularly described as follows:

All that certain real property situate in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 19 North, Range 53 East, M.D.B.&M., further described as the westerly portion of Block 18, Plat of Eureka Township, on file in the office of the U.S. Department of the Interior, G.L.O., recorded in 1937, more particularly described as follows:

Beginning at the Northeast corner of said Block 18;

THENCE South 05°12'52" East, a distance of 406.62 feet;

THENCE South 16°25'51" West, a distance of 113.22 feet;

THENCE North 17°59'18" West, a distance of 18.45 feet;

THENCE North 16°41'10" East, a distance of 96.09 feet;

THENCE North 05°12'51" West, a distance of 403.40 feet;

THENCE North 77°19'38" East, a distance of 10.09 feet to the true point of beginning.

PARCEL 2:

All that certain real property situate in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 19 North, Range 53 East, M.D.B.&M., further described as the westerly portion of the Channel of Eureka Canyon, Plat of Eureka Townsite, on file in the office of the U.S. Department of the Interior, G.L.O., recorded in 1937, more particularly described as follows:

Beginning at the Northwest corner of said Block 18;

THENCE South 17°59'18" East, a distance of 485.82 feet;

THENCE South 16°41'10" West, a distance of 18.88 feet;

THENCE North 17°54'14" West, a distance of 502.28 feet;

THENCE North 77°19'38" East, a distance of 10.04 feet to the true point of beginning.

EXCEPTING FROM Parcels 1 and 2, all uranium, thorium or any other materials which may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records of Eureka County, Nevada.

APN: 001-037-02

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-037-02
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 \$ 250,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 250,000.00
d. Real Property Transfer Tax Due \$ 975.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100%

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 Michael J. Fipps 5/14/25 Capacity Grantor
Michael J. Fipps

Signature _____ Capacity Grantee
Brandie Bice

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael J Fipps and DeAnn Fipps
Address: P.O. Box 235
City: Rye
State: CO Zip: 81069

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brandie Bice
Address: Po Box 212
City: Capitan
State: NM Zip: 88316

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

Print Name: Stewart Title Company Escrow # 2600790
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED