

A.P.N. No.:	007-396-25
R.P.T.T.	\$1,045.20
File No.:	2603139
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Shanlee Flake and Joshua Flake	
PO BOX 721	
Eureka, NV 89316	

EUREKA COUNTY, NV
RPTT:\$1045.20 Rec:\$37.00
\$1,082.20 Pgs=2
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254603

05/30/2025 02:27 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Delmar Ropp and Charlene Ropp, husband and wife**, who **acquired title as Delmar Ropp a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Shanlee Flake and Joshua Flake, wife and husband, as joint tenants with right of survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel F as shown on that certain Parcel Map for GARY and JONILYNN HALL filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 19, 1988, as File No. 120755, being a portion of Parcel "D" of Parcel Map, Document No. 118810, E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the U.S.A., in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

EXCEPTING THEREFROM an undivided one-half interest in and to all of their right, title and interest in the mineral rights lying in and under said land as reserved by EARL A. RASMUSSEN and LAVERNIA C. RASMUSSEN, as Co-Trustees of the RASMUSSEN TRUST, et al in deeds recorded March 26, 1996, in Book 294 and Pages 266 and 274, and recorded July 11, 1996, in Book 297, Pages 482, 485, 490, 494, 498 and 502, Official Records, Eureka County, Nevada.

APN: 007-396-25

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: 5/2/25

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

Delmar Ropp
Delmar Ropp

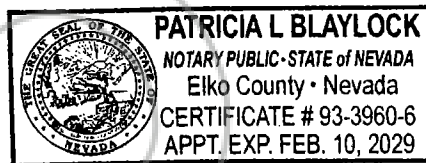
Charlene Ropp
Charlene Ropp

State of Nevada)
County of Elko) ss

This instrument was acknowledged before me on the 2nd day of May, 2025
By: Delmar Ropp and Charlene Ropp

Signature: [Signature]
Notary Public

My Commission Expires: 2/10/29



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-396-25
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 \$ 268,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 268,000.00
d. Real Property Transfer Tax Due \$ 1,045.20

4. **If Exemption Claimed:**

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

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 _____ Capacity _____ Grantor

Signature Trish Blaylock Capacity _____ Escrow Agent

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

Print Name: Delmar Ropp and Charlene Ropp
Address: PO Box 23
City: Eureka
State: NV Zip: 89316

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

Print Name: Shanlee Flake and Joshua Flake
Address: PO BOX 721
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2603139
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED