

APN 011-200-70 <sup>if</sup> <sub>74</sub>

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LINCOLN COUNTY, NV **2019-156588**  
RPTT:\$130.65 Rec:\$35.00  
Total:\$165.65 **06/11/2019 09:04 AM**  
RICHARD AND JOANNE FERRIS Pgs=5 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

*Land Patent*

**Title of Document**

**Affirmation Statement**

if I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

Joanne Ferris, Trustee  
Signature Title

Joanne Ferris  
Print

May 07, 2019  
Date

**Grantees address and mail tax statement:**

Joanne Ferris  
1255 South Pacific Street  
DILLON Montana 59725

N-90795

# The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

FERRIS FAMILY TRUST, JOANNE FERRIS TRUSTEE

is entitled to a land patent pursuant to Public Law 108-424, Lincoln County Conservation, Recreation, and Development Act of November 2004, for the following described land:

Mount Diablo Meridian, Nevada

T. 6 S., R. 61 E.,  
sec. 29, lot 10.

The area described contains 38.77 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto FERRIS FAMILY TRUST, JOANNE FERRIS TRUSTEE the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto FERRIS FAMILY TRUST, JOANNE FERRIS TRUSTEE, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945);
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove the minerals under applicable law and such regulations as the Secretary of the Interior may prescribe; and
3. Right-of-way N-2429 for highway purposes granted to Nevada Department of Transportation pursuant to the Federal Aid Highway Act of 1958 (23 U.S.C. 107 (D) and 23 U.S.C. 317 (A)).

**27-2019-0005**

Patent Number \_\_\_\_\_

4. Right-of-way N-3480 for highway purposes granted to Nevada Department of Transportation pursuant to the Federal Aid Highway Act of 1958 (23 U.S.C. 107 (D) and 23 U.S.C. 317 (A)).

## SUBJECT TO:

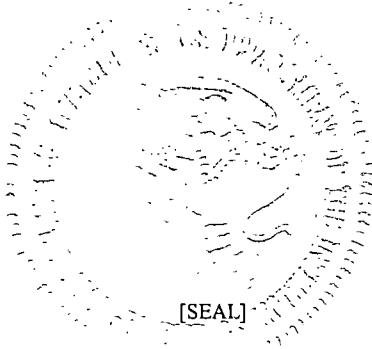
1. Valid existing rights;
2. Right-of-way N-74959 for fiber optic cable purposes granted to Lincoln County Telephone System, its successors or assigns, by right, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and

By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

**27-2019-0005**

Patent Number \_\_\_\_\_



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the THIRD day of MAY in the year of our Lord TWO THOUSAND and NINETEEN and of the Independence of the United States the Two Hundred and Forty-Third.

By *Raul Morales*  
Raul Morales  
Deputy State Director

**27 - 2019 - 0005**

Patent Number \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 011-200-74  
 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  
 i)  Other LAND PATENT

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 33,247  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 130.65

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 Ferris Family Trust  
 Signature Joanne Ferris Capacity Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Department of Interior  
 Address: BLM  
 City: United States of America  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ferris Family Trust  
 Address: 1255 South Pacific Street  
 City: Dillon  
 State: MT Zip: 59725

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_