

APN: 002-083-04

When recorded, return to:

Marvel & Marvel, Ltd.
217 Idaho Street,
Elko, NV 89801

Mail tax statements to:

Jason Bleak or Judy Bleak
170 Blue Ridge Road
Battle Mountain, NV 89820

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

LINCOLN COUNTY, NV	2023-164227
\$676.60	
RPTT:\$639.60 Rec:\$37.00	04/19/2023 07:37 AM
MARVEL & MARVEL, LTD	Pgs=3 AK
OFFICIAL RECORD	
AMY ELMER, RECORDER	

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 21ST day of March, 2023, by and between **KENDALL RIPPETOE** and **ANNA M. RIPPETOE**, husband and wife, as joint tenants ("Grantors"); and **JASON BLEAK** and **JUDY BLEAK**, husband and wife, as joint tenants with right of survivorship ("Grantees").

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, and to the surviving Grantee's heirs, personal representatives, successors and assigns, all that certain property situate, lying, and being in the County of Lincoln, State of Nevada, as more particularly described on Exhibit "A" attached hereto and incorporated herein:

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, and to the surviving Grantee's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

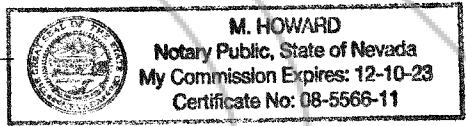

KENDALL RIPPETOE


ANNA M. RIPPETOE

STATE OF NEVADA }
COUNTY OF Lincoln } SS

On the 21st day of March, 2023, personally appeared before me, a Notary Public, **KENDALL RIPPETOE**, personally known to me, or proven to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument.


NOTARY PUBLIC



STATE OF NEVADA }
COUNTY OF Lincoln } SS

On the 21st day of March, 2023, personally appeared before me, a Notary Public, **ANNA M. RIPPETOE**, personally known to me, or proven to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument.


NOTARY PUBLIC

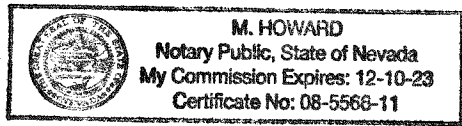


EXHIBIT "A"

Legal Description of Property

All that certain real property situate, lying and being in the County of Lincoln, State of Nevada, APN 002-083-04, as more particularly described as follows:

That portion of Lot 3 in Block 17 in the Town of Panaca, County of Lincoln, State of Nevada, as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada, records, more particularly described as follows:

Beginning at the Southwest Corner of said Lot Three (3) and running thence Easterly along the street line a distance of 125 feet, thence running at right angles Northerly 165 feet, thence running at right angles Westerly 125 feet to the Westerly boundary line of said Lot 3, thence running Southerly along said Westerly boundary line a distance of 165 feet to the point of beginning.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 002-083-04
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 _____

3. a) Total Value/Sales Price of Property: \$ 164,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$ _____
d) Real Property Transfer Tax Due \$ 639.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: N/A
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 (Seller): *Dustin Marvel* Capacity: Authorized Signer
Dustin Marvel
Signature (Buyer): *Dustin Marvel* Capacity: Attorney
Dustin Marvel

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kendall Rippetoe & Anna M. Rippetoe
Address: P.O. Box 526
City: Panaca
State: NV Zip: 89042

Print Name: Jason Bleak & Judy Bleak
Address: 170 Blue Ridge Road
City: Battle Mountain
State: NV Zip: 89820

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

Print Name: Marvel & Marvel, Ltd File Number: _____
Address: 217 Idaho Street
City: Elko State: Nevada Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)