

LINCOLN COUNTY, NV **2024-167348**
\$1,987.00
RPTT:\$1950.00 Rec:\$37.00 **08/13/2024 02:41 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY 4 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN/Parcel ID(s): 011-200-61
011-200-62
011-200-64

Order No.: 243654-018-CDZ

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Bryant A. Bloedorn and Tama Wolf
385 Ferris Road
Alamo, NV 89001

2676334

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,950.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Joanne M. Ferris, Trustees of The Ferris Family Trust, and their Successors, with
the right of survivorship, and to their heirs and assigns forever,**

do(es) hereby GRANT, BARGAIN AND SELL to

Bryant A. Bloedorn and Tama Wolf, Husband and Wife as Joint Tenants

the real property situated in the County of Lincoln, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 08/08/2024

The Ferris Family Trust, and their Successors, with the right of survivorship, and to their heirs and assigns forever

BY: Joanne M. Ferris
Joanne M. Ferris
Trustee

State of ~~NEVADA~~² Montana

County of ~~LINCOLN~~² Beaverhead

This instrument was acknowledged before me on this 8th day of August,
2024, by

Joanne M. Ferris

Notary Public

[SEAL]



JESSICA EVINGER
Notary Public for the
State of Montana
Residing at ENNIS, MT
My Commission Expires
April 16, 2028



EXHIBIT 'A'

Parcel 1:

That portion situated within Section 29, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada described as follows:

Parcel 2 as shown on Merger & Re-Subdivision Map - 08-103-MSB-82-PC recorded August 15, 2008 in Book C, Page 0418, as Document No. 0132479 and as amended by that certain Certificate of Amendment recorded June 01, 2009 in Book C, Page 0470 as Instrument No. 0133824 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Now known as Parcel 2 as per Record of Survey Boundary Line Adjustments for The Ferris Family Trust, recorded March 10, 2020 as Document No. 2020-158168 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Parcel 1A:

An easement for ingress, egress and utilities as shown on the Merger & Re-Subdivision Map - 08-103-MSB-82-PC recorded August 15, 2008 in Book C, Page 0418, as Document No. 0132479 and as amended by that certain Certificate of Amendment recorded June 01, 2009 in Book C, Page 0470 as Instrument No. 0133824 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Parcel 1B:

An easement for ingress, egress and utilities as extended shown in Record of Survey Boundary Line Adjustments for The Ferris Family Trust, recorded March 10, 2020 as Document No. 2020-158168 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Parcel 2:

That portion situated within Section 29, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada described as follows:

Parcel 3 as shown on Merger & Re-Subdivision Map - 08-103-MSB-82-PC recorded August 15, 2008 in Book C, Page 0418, as Document No. 0132479 and as amended by that certain Certificate of Amendment recorded June 01, 2009 in Book C, Page 0470 as Instrument No. 0133824 of Official Records, filed in the Office of the County Recorder of

Lincoln County, Nevada.

Parcel 3:

That portion situated within Sections 29 & 32, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada described as follows:

Parcel 2 as shown on Parcel Map - 08-110-PM-A2-PC recorded August 15, 2008 in Book C, Page 0417, as Document No. 0132478 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Now known as Parcel 5 as per Record of Survey Boundary Line Adjustments for The Ferris Family Trust, recorded March 10, 2020 as Document No. 2020-158168 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

Parcel 3A:

An easement for ingress, egress and utilities as extended shown in Record of Survey Boundary Line Adjustments for The Ferris Family Trust, recorded March 10, 2020 as Document No. 2020-158168 of Official Records, filed in the Office of the County Recorder of Lincoln County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 011-200-61
b. 011-200-62
c. 011-200-64
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 \$ 500,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 500,000.00
d. Real Property Transfer Tax Due \$ 1,950.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section NONE
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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 Joanne Ferris Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joanne M. Ferris, Trustees of The Ferris Family Trust, and their Successors, with the right of survivorship, and to their heirs and assigns forever

Address: 1255 S Pacific St
City: Dillon
State: MT Zip: 59725

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bryant A. Bloedorn and Tama Wolf

Address: 385 Ferris Road
City: Alamo
State: NV Zip: 89001

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow # 243654-018
Address: 2450 St. Rose Pkwy., Suite 150

First American Title

**10000 W. CHARLESTON BLVD
SUITE 150
LAS VEGAS, NV 89135**

City: Henderson

State: NV

Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

COPY

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Signature _____ Capacity: Grantor
 Signature _____ Capacity: Grantee

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