

124350

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 APR 19 PM 1 34

LINCOLN COUNTY RECORDER
FEE 15.00 524.00 DEPA
LESLIE BOUCHER

A.P.N.: 001-191-94
File No: 152-2201943 (MJ)
R.P.T.T.: \$234.00

When Recorded Mail To: Mail Tax Statements To:
David Wayne Cox and Halli Chloe Cox
P.O. Box 116
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Patsy Franks, a widow

do(es) hereby GRANT, BARGAIN and SELL to

David Wayne Cox and Halli Chloe Cox, husband and wife as community property with
right of survivorship

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

**That portion of the Southwest Quarter (SW1/4) of Section 15, Township 1 North,
Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:**

**Parcel 1-C as shown by Map thereof for Patsy Franks recorded May 20, 2002 in Plat
Book B, Page 432, File Number 118169 in the Office of the County Recorder, Lincoln
County, Nevada.**

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 reversions, remainders, rents, issues or profits thereof.

Date: 04/05/2005

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-191-94
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	124350
Book	200 Page: 196 197
Date of Recording:	Apr 19, 2015
Notes:	_____

3. Total Value/Sales Price of Property: \$60,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$60,000.00
 Real Property Transfer Tax Due \$234.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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 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: *Patsy Franks*
 Signature: *David Wayne Cox and Halli Chole Cox*

Capacity: *Seller*
 Capacity: *Buyer Escrow Agent*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Patsy Franks
 Address: P.O. Box 514
 City: Pioche
 State: NV Zip: 89043

Print Name: David Wayne Cox and Halli Chole Cox
 Address: P.O. Box 116
 City: Pioche
 State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2201943 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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