**#** 0136234

Record Official

Recording requested By NOLAN AVERY

Lincoln County - NV - Recorder Leslie Boucher

Fee: \$15.00 RPTT: \$148.20

Page 1 of 2 Recorded By: LB

Book- 257 Page-0266



APN #: 03-098-05

**Recording Requested By:** 

Daniel M. Hooge

**Return Documents to:** 

Name: Daniel M. Hooge Address: P.O. Box 532

City/State/Zip: Caliente, NV 89008

**Send Tax Statements to:** Name: Nolan and Teva Avery

Address: P.O. Box 24

City/State/Zip: Caliente, NV 89008

## GRANT, BARGAIN, SALE DEED

(Individual to Husband and Wife)

## KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Lenard D. Smith, an Individual widower, hereinafter referred to as "Grantor", does hereby bargain, sell, and convey unto Nolan Avery and Teva Avery, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Lincoln, State of Nevada, to-wit:

Legal Description:

LOT TWELVE (12) AND EAST ONE-HALF (E1/2) OF LOT ELEVEN (11) IN BLOCK 38 OF THE THOS E. DIXON ADDITION TO CALIENTE TOWN DATED AUGUST 12, 1936 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

Prior instrument reference: Book 237, Page 0281, Document No. 0130363, of the Recorder of Lincoln County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants with rights of survivorship and not as tenants in common, their heirs, personal representatives, executors and assigns forever.

2018 WITNESS Grantor(s) hand(s) this the Signature LENARD D. SMITH Print Name State of Nevada ) ss. County of Lincoln /) The foregoing instrument was acknowledged before me on by Lenard D. Smith. CHAR BRADSHAW Notary Public, State of Nevada my Public State of N (Seal) No. 07-1589-11 My appt. 600. Nov. 8, 201 Print or Type Name

Grantor(s) Name, Address, phone: Lenard D. Smith P.O. Box 443 Caliente, NV 89008 (775) 726-3365

My Commission Expires:

Grantee(s) Name, Address, phone:
Nolan & Teva Avery
P.O. Box 24
Caliente, NV 89008
(775) 726-3106
SEND TAX STATEMENTS TO GRANTEE

## State of Nevada Declaration of Value

DOC # DV-136234

07/20/2010

12 - 08 PM

Official Record

1. Assessor Parcel Number(s)	NOLAN AVERY
a) <u>03-098-05</u>	Lincoln County - NV
b)	Leslie Boucher - Recorder
c)	
d)	Page 1 of 1 Fee: \$15.00  Recorded By: LB RPTT: \$148.20
2. Type of Property	FOR L_Book- 257 Page- 0266
	e Family Res.   Document / Instrument #
c) Condo/Townhouse d) 2-4 P	
	mercial /Ind'l Date of Recording
· · · · · · · · · · · · · · · · · · ·	Notes
i) other	
3. Total Value / Sales Price of Property	s 38,000
Deed In Lieu Only (value of forgiven debt)	s
Taxable Value	8
Real Property Transfer Tax Due:	s 148.10
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, so	ections
b. Explain Reason for Exemption:	/
o. Explain Reason for Excliption.	
5. Partial Interest: Percentage being transferred:	00%
5. Tartial interest. I drouning boing transferred.	×0 /
The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledge the the information and information and acknowledge the selection acknowledge the selection and acknowledge the selection and acknowledge the selection acknowledge the selection acknowledge the selection and acknowledge the selection ackno	owledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, belief, and can be supported by documentation if called upon to substantiate the
information provided herein. Furthermore, the parties agree that disallows	nce 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 1/2% per month. Pursuant t	o NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any
additional amount owed.	/ / ~
Signature	Capacity
Signature /	Consitu
Signature 102	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print Name Lenard D. Smith	Print Name Nolan Avery
Address P.O Box 443	Address P.O. Box 24
City Caliente	City Callinte
State NV Zip 89008	State <u>NV</u> Zip <u>89008</u>
COMPANY/PERSON REQUESTING RE	CORDING (REQUIRED IF NOT BUYER OR SELLER)
Co Non	T #
Co. Name Address	Esc. #
City	State: Zip
	* *************************************

(As a public record, this form may be recorded / microfilmed)