

**Official Record**Recording requested By  
JAMES WADE THIRIOTLincoln County - NV  
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2  
RPTT: \$48.75 Recorded By: AE  
Book- 276 Page- 0051

APN: A Portion of 002-091-09

## RETURN RECORDED DEED TO:

James Thiriot  
4119 Monthill  
Las Vegas, Nevada 89121

0142413

## GRANTEE/MAIL TAX STATEMENTS TO:

James Thiriot  
4119 Monthill  
Las Vegas, Nevada 89121**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 13 day of Dec, 2012, between Lincoln County School District, a political subdivision of the State of Nevada, the party of the first part, hereinafter referred to as "GRANTOR", and James Wade Thiriot, a married man as his sole and separate property, the party of the second part, hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, a married man, as his sole and separate property and to his heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

**Real Property**

A Portion of APN #002-091-09, as set forth in the Record of Survey, Boundary Line Adjustments for Lincoln County School District and James Wade Thiriot recorded in the Office of the County Recorder of Lincoln County, State of Nevada, on November 20, 2012 as Document No. 0142212 and found in Plat Book D, page 78; and specifically described as:

All of that portion of vacated Callaway Street North of Lot 1, Block 24 of Panaca Town, Lincoln County Nevada, in the NW quarter Section 9, T. 2 S., R. 68 E., M.D.M. and more particularly described as follows:

Beginning at the northwest corner of said Lot 1 of Block 24 from which the west quarter Section corner of Section 9, T. 2 S., R. 68 E., M.D.M. bears S 03°51'07" W 1845.18 feet;



Thence N. 00°28'39" E 90.75' to the northern boundary of said vacated Callaway Street, from which the west quarter corner of said Section 9 bears S 04°24'53" W 1581.72';  
Thence S 89°31'21" E 264.00';  
Thence S 00°28'39" W 90.75' to the northeast corner of said Lot 1;  
Thence N 89°31'21" W 264.00' to the point of beginning.

Containing 23,958 square feet more or less.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to his heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set his hand the day and year first above written.

Nikki Carter  
Nikki Carter, Chair  
Lincoln County School District Board of Trustees

State of Nevada )  
                                  )ss.  
County of Lincoln )

On this 13<sup>th</sup> day of December, 2012, Nikki Carter personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

[Signature]  
NOTARY PUBLIC



Recording requested By  
 JAMES WADE THIRIOT

**STATE OF NEVADA  
 DECLARATION OF VALUE FORM**

**Lincoln County - NV  
 Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$15.00  
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1. Assessor Parcel Number(s)  
 a) 002-091-09 A portion of  
 b) ~~002-091-04~~  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ ~~6,200.00~~ 12,400.<sup>00</sup>  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 48.75  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**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 [Signature] (Attorney) Capacity GRANTOR  
 Signature [Signature] Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Lincoln County Senior District  
 Address: P.O. Box 507  
 City: JANUARY  
 State: NEVADA Zip: 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: JAMES THIRIOT  
 Address: 4119 MONTMILL  
 City: LAS VEGAS  
 State: NEVADA Zip: 89121

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_