

A.P.N. #	006-231-13
R.P.T.T.	
Escrow No.	
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	



0142783

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, James Alton Thompson, an unmarried man does hereby Grant, Bargain Sell and Convey to Janet Leedham, a single woman and David Leedham and Lela Leedham, husband and wife and Steve Bowman and Connie Bowman, husband and wife, all as joint tenants all that real property situated in the County of, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 12, 2012



James Alton Thompson
James Alton Thompson

State of Nevada }
County of Lincoln } ss.

This instrument was acknowledged before me on October 12, 2012
by: James Alton Thompson

Signature: *Shannon M. Simpson*
Notary Public

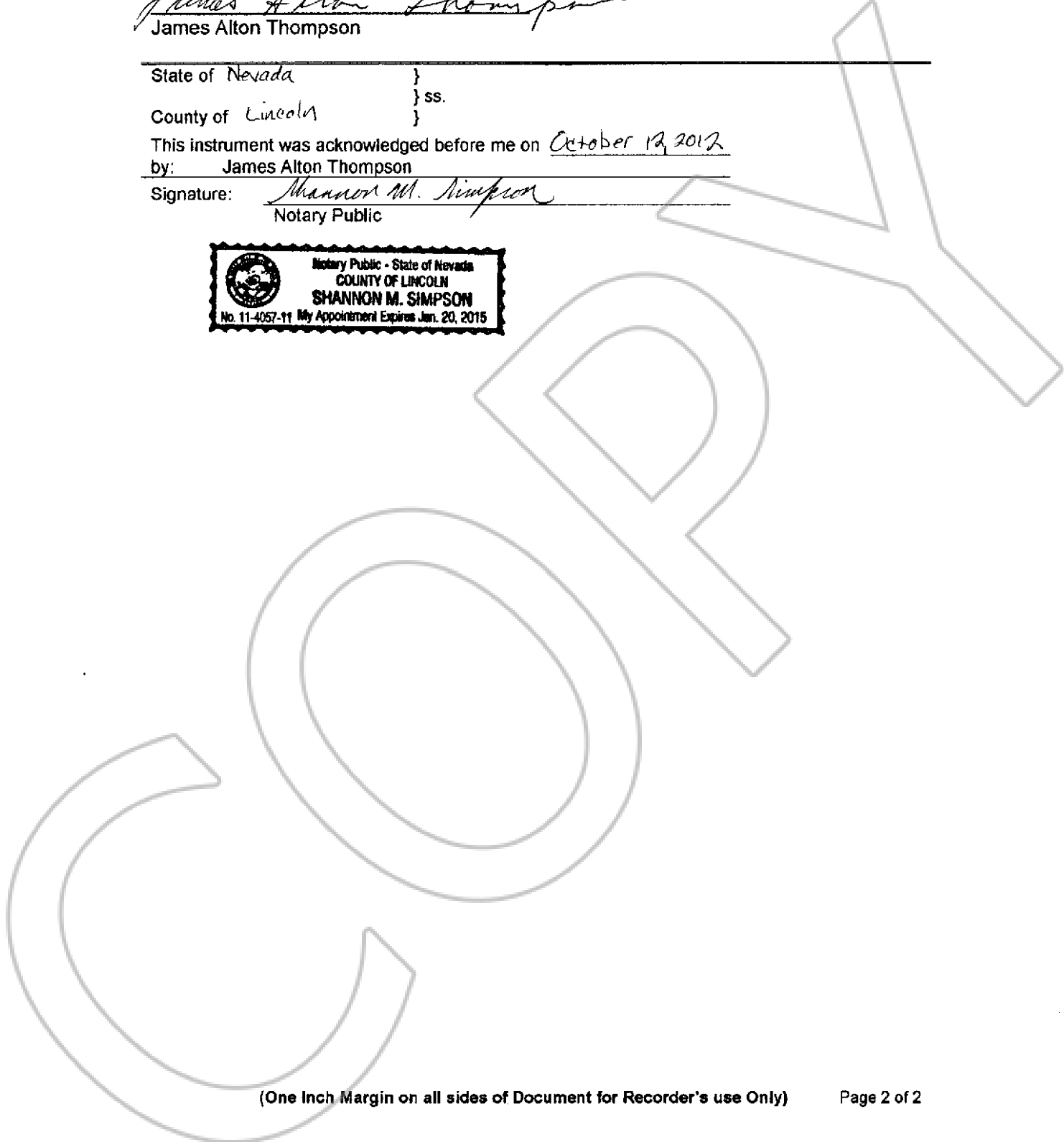




EXHIBIT "A"

A parcel of land in the SW ¼ NE ¼, Section 35, Township 2 North, Range 69 East, Mount Diablo Meridian. Lincoln County Nevada, being a part of Parcel 2a, Plat Book C, Page 367, Doc #0130653, Lincoln County Nevada Records, More particularly described as follows:

COMMENCING at the Center East 1/16 corner of said section 35, same corner being a rebar with aluminum cap stamped "OWENS PLS 2884"

Thence N 01° 56' 43" W with the east line of the SW ¼ NW ¼ of said section 35 a distance of 272.14 feet to a rebar with plastic cap stamped "OWENS PLS 2884";

Thence S 89° 45' 23" W with the south line of said Parcel 2a a distance of 215.80 feet to a rebar with plastic cap stamped "L-SMITH PLS 12751" same point being the POINT OF BEGINNING;

Thence continuing S 89° 45' 23" W with the said south line of Parcel 2a a distance of 263.16 feet to a rebar with plastic cap stamped "L-SMITH PLS 12751";

Thence N 04° 20' 21" E a distance of 60.30 feet to a rebar with plastic cap stamped "L-SMITH PLS 12751";

Thence S 87° 50' 40" E a distance of 241.68 feet to a rebar with plastic cap stamped "L-SMITH PLS 12751";

Thence S 18° 53' 29" E a distance of 52.76 feet to the POINT OF BEGINNING.

Containing 0.32 acres or 13860 sq. feet more or less.

Note: The above legal description was shown on that certain Record of Survey, Boundary Line Adjustment Map recorded 10/24/2012 in Book D, page 74 as Document # 142138, Lincoln County Records.

Recording requested By
JANET LEEDHAM

STATE OF NEVADA
DECLARATION OF VALUE FORM

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: LB RPTT: \$9.75
Book- 277 Page- 0094

1. Assessor Parcel Number(s)
a) 218-231-13
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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 2500.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 9.75

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
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 _____ Capacity _____

Signature Janet Leedham Capacity Recorder

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Justin Altair + Kimberly
Address: 10562 Robert Rd
City: Pioche NV, 89043
State: NV Zip: 89043

Print Name: Justin Leedham
Address: 12570 Robert Rd
City: Pioche
State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____



DV-142783
02/27/2019

David + Leila Leoshan
12570 Resort Rd
Pioche NV. 89043

Steve + Connie Bowman
12570 Resort Rd
Pioche NV. 89043

