

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$222.30 Recorded By: AE
Book- 281 Page- 0166



0143839

A.P.N. 004-141-07 & 004-141-06
R.P.T.T. \$222.30
Escrow No. 46244

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

Michael and Chrisanne Walch
4909 Cascade Pools Ave.
Las Vegas, NV 89131

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN LOREN LYTLE and MARY JEAN LYTLE, husband and wife, as to Parcel 1, who acquired title without a vesting and JOHN LOREN LYTLE and MARY JEAN LYTLE, husband and wife, as joint tenants as to Parcel 2 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to MICHAEL QUINN WALCH and CHRISANNE WALCH, husband and wife as joint tenants with rights of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record

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: July 26, 2013

John Loren Lytle
JOHN LOREN LYTLE

Mary Jean Lytle
MARY JEAN LYTLE

State of NEVADA }
County of CLARK } ss.

This instrument was acknowledged before me on 8/2/13
by JOHN LOREN LYTLE, MARY JEAN LYTLE

Signature:

Michelle Battle
Notary Public





Exhibit A

File Number: 46244

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

PARCEL 1

A parcel of land in Pahrnagat Valley, Lincoln County, Nevada, being a portion of the Northeast Quarter (NE ¼) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the East Quarter Corner of Section 5, Township 7 South, Range 61 East, M.D.B. & M.; thence North 89°05'36" West along the quarter section line a distance of 1262.74 feet to a point on the Easterly right-of-way line of State Highway U.S. 93; thence North 1°10'39" East along the Easterly right-of-way line of U.S. 93 a distance of 900.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 1°10'39" East along the Easterly right-of-way line of U.S. 93 a distance of 171.00 feet to a point; thence South 88°49'21" East a distance of 510.00 feet to a point; thence South 1°10'39" West a distance of 170.00 feet to a point; thence North 88°49'21" West a distance of 510.00 feet to the TRUE POINT OF BEGINNING.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded March 12, 1986 in Book 70 of Official Records, page 47, as File No. 84683 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 004-141-06

PARCEL 2

A parcel of land in Pahrnagat Valley, Lincoln County, Nevada, being a portion of the Northeast Quarter (NE ¼) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the east quarter corner of said Section 5; thence North 89°05'36" West along the center section line a distance of 1262.74 feet to a point on the east right of way line of U.S. Highway 93; thence North 1°10'39" East along the east right of way line of said Highway a distance of 900 feet to a point; thence South 88°49'21" East a distance of 205 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°49'21" East a distance of 120 feet; thence South 1°10'39" West a distance of 100 feet; thence North 88°49'21" West a distance of 120 feet; thence North 1°10'39" East a distance of 100 feet to the TRUE POINT OF BEGINNING.



0143839

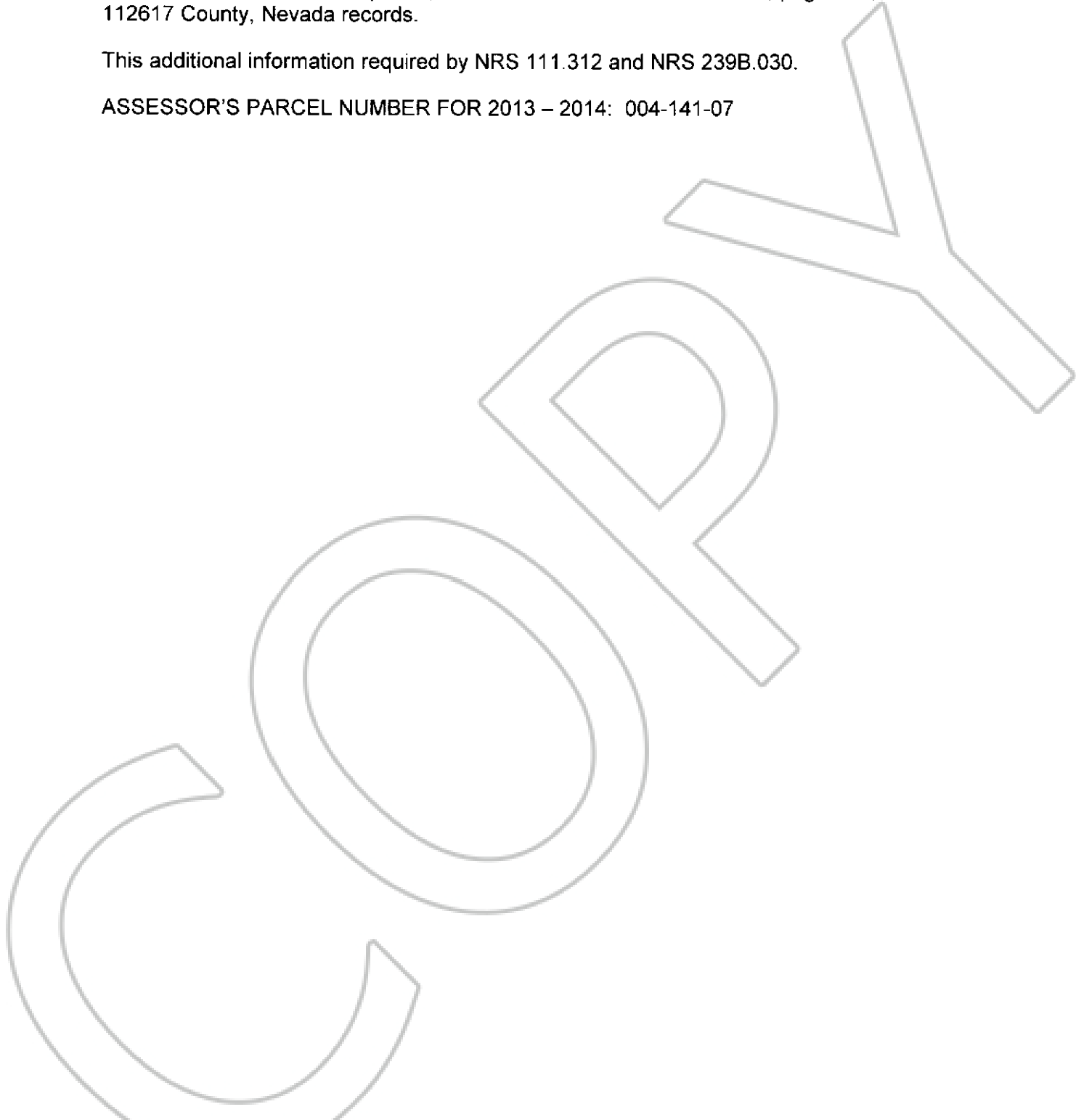
Book: 281
Page: 156

08/16/2013
Page: 3 of 3

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded April 20, 1999 in Book 141 Official Records, page 235, as File No. 112617 County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 004-141-07



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 COW COUNTY TITLE COMPANY

1. Assessor Parcel Number(s)
 a) 004-141-07
 b) 004-141-06
 c) _____
 d) _____

FOR RECORDER'S USE	
Document/Instrument	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV
Leslie Boucher - Recorder
 Page 1 of 1 Fee: \$41.00
 Recorded By: AE RPTT: \$222.30
 Book- 281 Page- 0166

2. Type of Property
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input checked="" type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property \$57,00000
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$57,000.00
 Real Property Transfer Tax Due: \$222.30

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 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] Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

Print Name: JOHN LOREN LYTLE,
 MARY JAEAN LYTLE
 Address: 3500 Anderson Lane
 City/State/Zip Las Vegas, NV 89106

BUYER (GRANTEE) INFORMATION

Print Name: MICHAEL QUINN WALCH,
 CHRISANNE WALCH
 Address: 4909 Cascade Pools Avenue
 City/State/Zip Las Vegas, NV 89131

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 46244
 Address: P.O. Box 518
 Pioche, Nevada 89043