

Official Record

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$386.10 Recorded By: HB
Book- 287 Page- 0674



0145608

A.P.N. 004-062-07
R.P.T.T. ~~3090.00~~ \$386.10
Escrow No. 46766 A
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
Jason & Amber Twitchell
P O Box ~~XXXX~~ 632
~~PO BOX 632, ALAMO, NV 89001~~
Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLARK MARION HARDY, a married man as his sole and separate property and ARTHUR WAYNE HARDY, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JASON TWITCHELL and AMBER TWITCHELL, husband and wife as joint tenants 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: March 10, 2014 THIS Deed is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument.

CLARK MARION HARDY

ARTHUR WAYNE HARDY

State of Arizona }
County of Navajo } ss.

This instrument was acknowledged before me on March 17, 2014
by ARTHUR WAYNE HARDY

Signature: Kalie Farr
Notary Public



KALIE FARR
Notary Public - State of Arizona
NAVAJO COUNTY
My Commission Expires
November 20, 2015



0145608

Book 287
Page 275

06/13/2014
Page 2 of 3

A.P.N. 004-062-07
 R.P.T.T. ~~\$39000~~ \$386.10
 Escrow No. 46766A
 Recording Requested By:
 Cow County Title Co.
 Mail Tax Statements To:
 Same as below
 When Recorded Mail To:
 Jason & Amber Twitchell
 P O Box ~~3302~~ 632
~~RANDOLPH COUNTY, NV 89045~~
 Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLARK MARION HARDY, a married man as his sole and separate property and ARTHUR WAYNE HARDY, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JASON TWITCHELL and AMBER TWITCHELL, husband and wife as joint tenants 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.

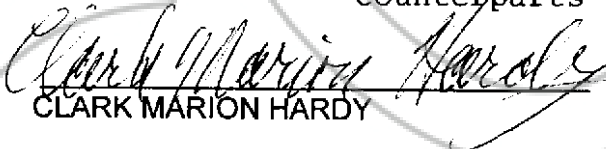
SUBJECT TO:

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: March 10, 2014

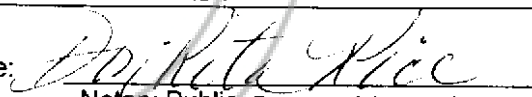
THIS Deed is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument.


 CLARK MARION HARDY

ARTHUR WAYNE HARDY

State of NEVADA }
 County of LINCOLN } ss.

This instrument was acknowledged before me on March 19, 2014 by CLARK MARION HARDY

Signature: 
 Notary Public Don-Rita Rice

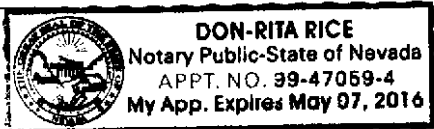




Exhibit A

File Number: 46766 A

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

A parcel of land situate within Lot 1 of Block 55 of ALAMO TOWNSITE, situate within the Northwest Quarter (NW1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded March 14, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 319 as File No. 128506 Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 004-062-07

**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 COW COUNTY TITLE CO

FOR RECORDER

Document/Instru
 Book _____
 Date of Recordin
 Notes:

Lincoln County - NV
Leslie Boucher - Recorder
 Page 1 of 1 Fee: \$41.00
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1. Assessor Parcel Number(s)

- a) 004-062-07
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value 99,000.00
 Real Property Transfer Tax Due: 386.10

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: Clark Marion Hardy Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

Print Name: CLARK MARION HARDY
ARTHUR WAYNE HARDY
 Address: P O Box 299
 City/State/Zip Alamo, NV 89001

BUYER (GRANTEE) INFORMATION

Print Name: JASON TWITCHELL
AMBER TWITCHELL
 Address: P O Box 632
 City/State/Zip Alamo, NV 89001

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

Company Name: Cow County Title Co. Escrow No 46766 A
 Address: P.O. Box 518
328 Main St.
Pioche, Nevada 89043