

A.P.N. No.:	001-035-02
R.P.T.T.	\$273.00
Escrow No.:	76026
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b> Same as below	
<b>When Recorded Mail To:</b>	
ROBERT G. GUINN	
P O Box 164	
Pioche, NV 89043	



### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **SHIRLEY L. HUGHES**, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ROBERT G. GUINN**, an unmarried man 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 the 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 concurrent herewith

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 23, 2015

*Shirley L. Hughes*  
SHIRLEY L. HUGHES

State of Nevada )  
County of Clark ) ss.

This instrument was acknowledged before me on the 17 day of August, 2015  
By: SHIRLEY L. HUGHES

Signature: *Rebecca L. Gentry*  
Notary Public





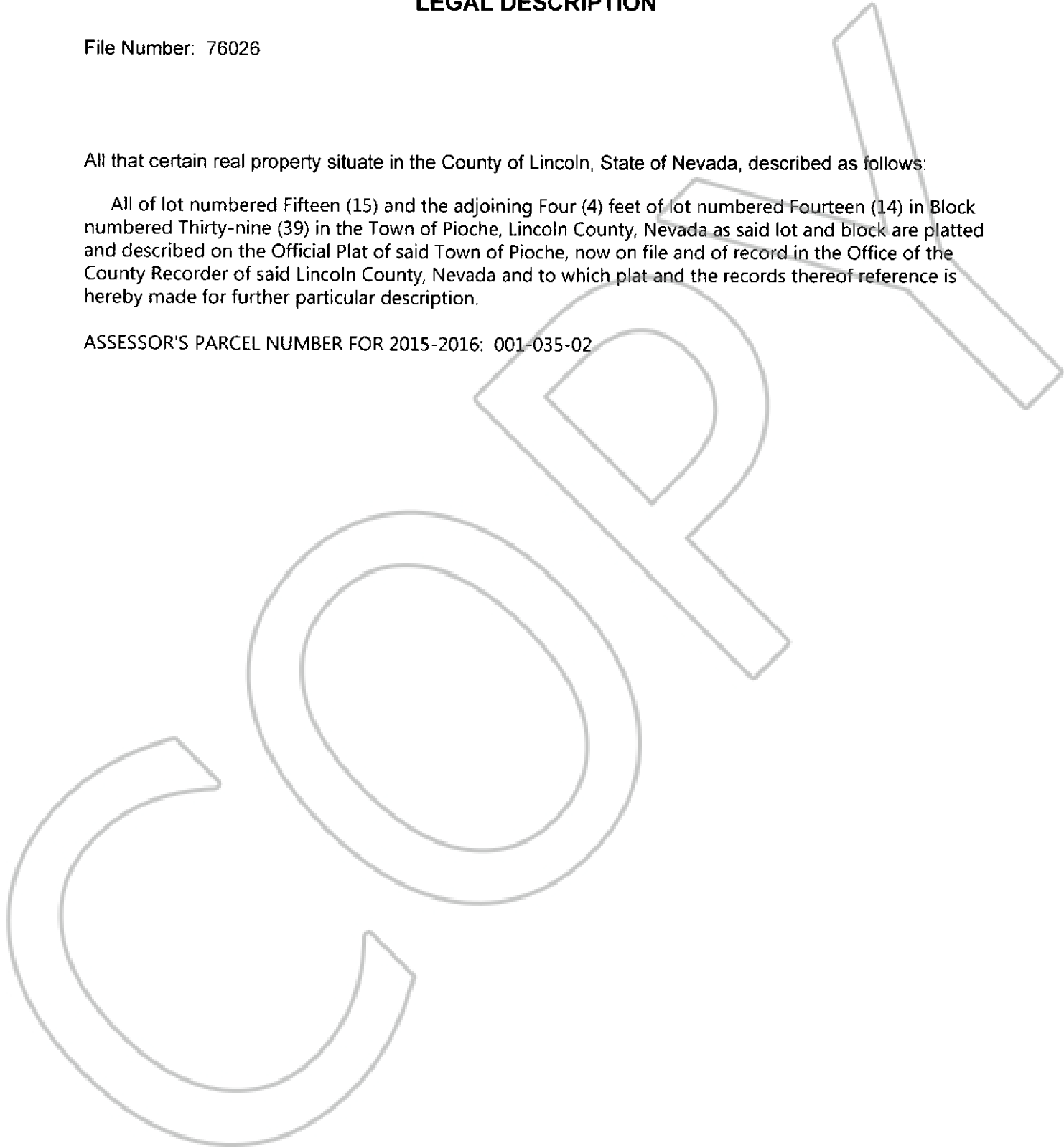
**EXHIBIT "A"  
LEGAL DESCRIPTION**

File Number: 76026

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

All of lot numbered Fifteen (15) and the adjoining Four (4) feet of lot numbered Fourteen (14) in Block numbered Thirty-nine (39) in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 001-035-02



Recording requested By  
COW COUNTY TITLE CO

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: HB RPTT: \$273.00  
Book- 297 Page- 0604

- 1. Assessor Parcel Number(s)
  - a) 001-035-02
  - 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
  - i)  Other \_\_\_\_\_

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

- 3. Total Value/Sale Price of Property \$70,000.00
- Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_
- Transfer Tax Value: \$70,000.00
- Real Property Transfer Tax Due: \$273.00

- 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 *Shirley L. Hughes* Capacity Grantor/Seller  
SHIRLEY L. HUGHES

Signature \_\_\_\_\_ Capacity Grantee/Buyer  
ROBERT G GUINN

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: SHIRLEY L. HUGHES  
 Address: 4329 Eugene Ave  
 City: Las Vegas  
 State: NV Zip: 89108

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: ROBERT G GUINN  
 Address: P O Box 164  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 76026  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043