DOC # 0148428

10/16/2015

Official Record

Recording requested By DYLAN V. FREHNER

Lincoln County – NV Leslie Boucher – Recorder

Fee: \$15.00 Page 1 of 2 RPTT: \$682.50 Recorded By: AE Book- 299 Page- 0065



APN: 001-201-71

RETURN RECORDED DEED TO: Justin Cooper Cheney Loralee Price Cheney P.O. Box Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO: Justin Cooper Cheney Loralee Price Cheney P.O. Box Pioche, Nevada 89043

# **JOINT TENANCY GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 9 day of october, 2015, between, Vaughn Kay Phillips, Trustee and Donna Mae Phillips, Trustee of the Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14th day of July 1995, and as, the party of the first part, hereinafter referred to as "GRANTORS", and, Justin Cooper Cheney and Loralee Price Cheney, husband and wife, as joint tenants with full right of survivorship and as, the party of the second part, hereinafter referred to as "GRANTEES."

#### 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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate at 405 Wheeler Way, Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 001-201-71, and further described as:

Parcel B of the Land Division Parcel Map for Vaughn Kay Phillips and Donna Mae Phillips Trustees of the Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14<sup>th</sup> day of July 1995, recorded in the office of the County Recorder of Lincoln County, on December 30, 2013, as Document No. 0144749 and found in Plat Book D, page 0111. Located In Section 15, Township 1 North, Range 67 East, M.D.M., Town of Pioche, Lincoln County, Nevada.

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 GRANTEES, and to their heirs and assigns, forever.

	\ \
IN WITNESS WHEREOF, the GRANTORS hav	/e hereunto set their hand the day and
year <u>fi</u> rst above written.	
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Course Roughilling	Hanal attoulus
VAUGHN KAY PHILLIPS, Trustee DO	NNA MAE PHILLIPS, Trustee
State of NEVADA )	
)ss.	
County of LINCOLN )	
	) ) ,
On this day of 2015, ***V	<u>/AUGHN KAY PHILLIPS *** personally</u>
appeared before me and proved to me to be the per	son described in and who executed the
foregoing Joint Tenancy Grant, Bargain and Sale Dee	ed, who acknowledged that he executed
the same freely and voluntarily and for the uses and	
	<u> </u>
IN WITNESS WHEREOF, I have hereunto set r	my hand and affixed my official seal.
(/////255 ////25/5/////////////////////	,
1//	
- free 80	JESSICA SHOUP
NOTARY PUBLIC	A Notary Public State of Nevada
	My App. Expites April 29, 2019
State of NEVADA )	My App. Expires April 27, 2019
)ss.	
County of LINCOLN )	
deality of all too bit.	
On this _ 9 day of october _ 2015, *** I	DONNA MAE PHILLIPS *** personally
appeared before me and proved to me to be the per	
foregoing Joint Tenancy Grant, Bargain and Sale Dee	
the same freely and voluntarily and for the uses and	
the same freely and voluntarily and for the uses and	purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set r	my hand and affixed my official seal
IN WITHESS WHEREOI, I have hereunto sect	my hand and annixed my official seal.
\ / /	
	JESSICA SHOUP
	Notary Public State of Nevada APPT NO. 15-1493-11
NOTADY PURILE	My App. Expires April 29, 2019
NOTARY PUBLIC -	

# DOC # DV-148428

10/16/2015

Recording requested By DYLAN V. FREHNER

11:57 PM

## Official Record

# STATE OF NEVADA DECLARATION OF VALUE

1 Assessed Demost Number(s)	Lincoln County – NV	
1. Assessor Parcel Number(s) a. 001-201-71	Leslie Boucher – Recorder	
	Page 1 of 2 Fee: \$15.00	
b	Recorded By: AE RPTT: \$682.50	
C	Book- 299 Page- 0065	
d	\ \	
	FOR RECORDERS OPTIONAL USE ONLY	
c. Condo/Twnhse d. 2-4 Plex	BookPage:	
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:	
g. Agricultural h. Mobile Home	Notes:	
Other	api	
3.a. Total Value/Sales Price of Property \$	<del>40.000.</del>	
b. Deed in Lieu of Foreclosure Only (value of property		
c. Transfer Tax Value:	682.50	
d. Real Property Transfer Tax Due \$	175.682.50	
4. If Exemption Claimed:	. \ / /	
a. Transfer Tax Exemption per NRS 375.090, Section		
b. Explain Reason for Exemption:		
5 B 111 B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2/	
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 corr		
and can be supported by documentation if called upon the		
Furthermore, the parties agree that disallowance of any		
additional tax due, may result in a penalty of 10% of the		
to NRS 375.030, the Buyer and Seller shall be jointly ar	\ '\	
Signature Vaughn Kay Shillips - trustre	- Canadity: Grantor	
Signature viction and a signature viction	Capacity. Clanton	
Signature /	Capacity: Grantee	
Signature	Capacity. Oranice	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)	
Print Name: See Attached	Print Name: See Attached	
Address:	Address:	
City:	City:	
State: Zip:	State: Zip:	
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)		
Print Name: Dylan V. Frehner	Escrow # N/A	
Address: P.O. Box 517		
City: Pioche	State:NV Zip: 89043	



STATE OF NEVADA
DECLARATION OF VALUE
GRANTOR/GRANTEE
INFORMATION

## **GRANTOR**

Vaughn Kay Phillips, Trustee Donna Mae Phillips, Trustee Of the Vaughn Kay Phillips and Donna Mae Phillips Family Family Living Trust dated the 14<sup>th</sup> day of July 1995 P.O. Box 454

Pioche, Nevada 89043

#### **GRANTEE**

Justin Cooper Cheney Loralee Price Cheney P.O. Box 624 Pioche, Nevada 89043

