

Official Record

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$136.50 Recorded By: HB
Book- 299 Page- 0191



0148473

A.P.N. No.:	001-057-03, 001-052-02, 001-057-31, and 001-058-04
R.P.T.T.	\$136.50
Escrow No.:	76289
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
CHARLES M DONAHUE	
P.O. Box 669	
Overton, NV 89040	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MICHAEL RYDBERG** and **MARY RYDBERG**, as husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CHARLES M DONAHUE** and **LINDA G DONAHUE**, husband and wife as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Parcel 1

Lots 4, 5, 6 and 7 in Block 45 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 001-052-02

Parcel 2

A parcel of land situated within the Southwest Quarter (SW1/4) Northeast Quarter (NE1/4) of Section 22, Township 1 North, Range 67 East, M.D. M. and portions of Lots 14, 15, 16, 17, 18 and 19 in Block 37 of the Town of Pioche, as said lots and block are plated and described on the Official Plat thereof in Lincoln County Nevada, being more particularly described as follows:

Beginning at a point whence the North Quarter (N1/4) Corner of said Section 22 bears North 20°02'06" West a distance of 1700.62 feet, said point being described as the Point of Beginning:

- Thence South 00°56'48" West a distance of 305.00 feet;
- Thence South 05°07'30" East a distance of 31.36 feet;
- Thence South 13°14'05" East a distance of 25.36 feet;
- Thence South 21°28'33" East a distance of 27.29 feet;
- Thence South 47°07'59" East a distance of 15.00 feet to the Northeast Corner of Lot 19, of Block 37, Town of Pioche.

Thence South. 33°50'10" West. a distance of 78.04 feet to a point of intersection with the North Right-of-Way of Lacour St. (U.S. Highway No. 93);



Thence North 43°04'46" West along said Right-of-Way a distance of 115.00 feet to the Southwesterly Corner of the Adjusted Area;
 Thence North 24°45'33" East leaving said Right-of-Way along the Adjusted Boundary Line a distance of 106.04 feet.
 Thence North 22°38'09" West continuing along said Adjusted Boundary Line a distance of 136.71 feet to the most Northerly Corner of the Adjusted Area;
 Thence South 39°27'58" West a distance of 47.20 feet to the Northwest Corner of Lot 9 of said Block 37;
 Thence North 50°32'02" West leaving said Adjusted Area a distance of 19.17 feet;
 Thence North 40°02'00" East a distance of 233.90 feet to the Point of Beginning;

As shown on the Boundary Line Adjustment Record of Survey Map, recorded March 13, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 95 as File No 110667, Lincoln County Nevada records

A portion of the above legal description is a metes and bounds description and was obtained partially from a Grant, Bargain and Sale Deed, recorded November 2, 2005 in Book 208 Official Records, page 299, as File No. 125466 Lincoln County, Nevada records.
 This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 001-057-03
 001-057-31
 001-058-04

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.

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 20, 2015

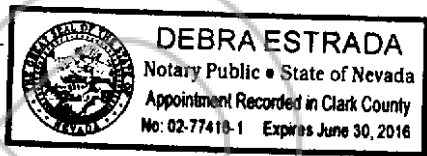
Michael Rydberg
MICHAEL RYDBERG

Mary Rydberg
MARY RYDBERG

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 20th day of October, 2015 By:
MICHAEL RYDBERG and MARY RYDBERG

Signature: Debra Estrada
Notary Public



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COW COUNTY TITLE CO

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 001-057-03
 - b) 001-052-02
 - c) 001-057-31
 - d) 001-058-04

- 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 \$35,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$35,000.00
 Real Property Transfer Tax Due: \$136.50

- 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 MICHAEL RYDBERG Capacity Grantor

Signature Charles M. Donahue Capacity Grantee
 CHARLES M DONAHUE

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: MICHAEL RYDBERG and MARY RYDBERG
 Address: P.O. Box 1025
 City: Logandale
 State: NV Zip: 89021

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: CHARLES M DONAHUE and LINDA G DONAHUE
 Address: P.O. Box 669
 City: Overton
 State: NV Zip: 89040

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 76289
 Address: 761 S. Raindance Drive
 City: Pahump State: NV Zip: 89048