Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 RPTT \$175.50 Page 1 Recorded By: AE

Book- 300 Page-0342



### A.P.N. No.: 002-212-04 R.P.T.T. \$175.50 Escrow No.: 76417 Recording Requested By: Cow County Title Co. Mail Tax Statements To: Same as below When Recorded Mail To: **CURT PHILLIPS and GERRI PHILLIPS** P O Box 563 Pioche, NV 89043

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HARRY BIRKMIER and NEVIN BIRKMIER, husband and wife as joint tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CURT PHILLIPS and GERRI PHILLIPS, husband and wife all that real property situated in the County of Lincoln, as joint tenants

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.

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.

HARRY BIRKMIER

Dated: December 18, 2015

NEVIN BIRKMIER

State of TNAHO

This instrument was acknowledged before me in the Common that the HARRY BIRKMIER and NEVIN BIRKMIER

Signature:

Notary Public

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1

# EXHIBIT "A" LEGAL DESCRIPTION

File Number: 76417

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

The East 66 feet of Lot 2 in Block 33 in the TOWN OF PANACA, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 002-212-04



# DOC # DV-148723

12/30/2015

32:12 PM

### Official Record

Lincoln County - NV

Recording requested By COW COUNTY TITLE COMPANY

## STATE OF NEVADA DECLARATION OF VALUE FORM

		ALUE FORM	1			Loctio	Bouche		D
	r Parcel Numb	er(s)				resile	DOUCHE	<b>"</b>	record
a) <u>002-21</u>	12-04					Page 1	of 2	Fee	\$15.00
b)						Recorded			: \$175.5
c)						Book- 3	00 Page-	0342	
d)							\	1	
2. Type of F	Property						\	-\	
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		ption per NRS 3	75.090, Sec	tion		_/			
D. Expia	ain Reason for	Exemption:		$\leftarrow$	_/_	/			
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nformation i	provided herei	n. Furthermore,	the parties a	gree that di	isallowani	ce of any c	aimed	_	
exemption,	or other detern	nination of additi	ional tax due	may resul	t in a pen	alty of 10%	of the ta	х	
due plus inte	erest at 1% pe	r month. Pursua	nt to NRS 37	75.030, the	Buyer and	d Seller sha	ıll be		
ointly and s	everally liable	for any additions	al amount ov	ved.					
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	BIRKMIER				PHILLIP	S			
Address:	219 Wild Me	adows Road		Address:	P O Box				
City:	Spirit Lake			City:	Pioche				
State: <u>ID</u>		Zip: 83869	S	State: NV	-	Zip:	89043		
<b>N.</b>		//		<u></u>		_			<u></u>
		<b>UESTING REC</b>				or buyer)			
Print Name:				scrow #:	<u>76417</u>				
Address:		8, 328 Main Stre				<b>-</b> .			
City:	Pioche =	er:	۶	State: NV		Zip:	89043		



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assess	sor Parcel Number(s)					
a) 002-	212-04					\ \
b)						\ \
c)		<u> </u>				\ \
d)						\ \
2. Type o	f Property:					\ \
		Single Fam. Res.	FOR RECC	RDER'S	OPTIONAL	. USE ONLY
c) 🗆		2-4 Plex	Book:		Page:	
e) 🖂	•	Comm'l/Ind'l	Date of Red	cording: _		
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	Other					
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	er Tax Value: roperty Transfer Tax Due		<		_	\$45,000.00 \$175.50
	nption Claimed:		1		-	\$175.50
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	Interest Percentage being			.%		
	ndersigned declares and a					
	060 and NRS 375.110, th n and belief, and can be :					
	n provided herein. Furthe					
	n, or other determination of					
	nterest at 1% per month.					
jointly and	l severally liable for any a	dditional amount o	owed.	-		
			1 1			
Signature	Huy B. K.	_		Sapacity	Grantor/S	ollor
Signatur	HARRY/BIRKMIER		<del></del>	Japacity	Clantono	
	TOTAL CONTRACTOR OF THE PARTY O		///			
	1		/ /			
Signature				Capacity	Grantee/E	luyer
	CURT PHILLIPS					
SE	LLER (GRANTOR) INFO	RMATION	BUYI	ER (GRAI	NTEE) INFO	ORMATION
	(REQUIRED)			(R	EQUIRED)	
Print Nam	e: HARRY BIRKMIER a	ind NEVIN	Print Name:			nd GERRI
A dd====:	BIRKMIER	1	A alabas a a c	PHILLIP		
Address: City:	219 Wild Meadows R Spirit Lake	oad	Address: City:	P O Box Pioche	503	
State: ID		33869	State: NV	FIOCHE	Zip:	89043
31210.10		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>		<b>-</b> 'P'	
	Y/PERSON REQUESTIN		required if r		or buyer)	
Print Nam	e: Cow County Title Co.	•	Escrow #:	76417		
Address:	P.O. Box 518, 328 M	ain Street		<u></u>		
City:	Pioche		State: NV		Zip:	89043