

**Official Record**Recording requested By  
FIRST AMERICAN TITLE COMPANYLincoln County - NV  
Leslie Boucher - RecorderFee: \$41.00 Page 1 of 3  
RPTT: \$780.00 Recorded By: AE  
Book- 301 Page- 0416A.P.N.: 008-360-30  
File No: 121-2498624 (MLR)  
R.P.T.T.: \$780.00When Recorded Mail To: Mail Tax Statements To:  
Thomas Gutierrez  
PO Box 285  
Alamo, NV 89001**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Doran Lytle and Carolyn Lytle, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Thomas Gutierrez, a single man

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

**PARCEL A:**

**THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1 OF PARCEL MAP D-84, RECORDED FEBRUARY 26, 2013 AS INSTRUMENT NO. 142780, LINCOLN COUNTY RECORDS.**

**PARCEL B:**

**AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP D-84 RECORDED FEBRUARY 26, 2013 AS INSTRUMENT NO. 142780, LINCOLN COUNTY RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



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03/15/2016  
Page: 2 of 3

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/05/2016

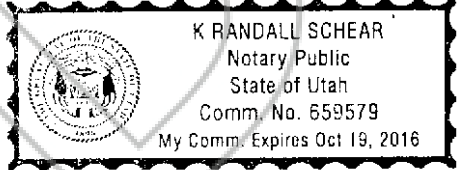
COPY

Doran Lytle  
Carolyn Lytle  
Carolyn Lytle

STATE OF ~~NEVADA~~ <sup>Utah</sup> )  
COUNTY OF Washington ) : SS.

This instrument was acknowledged before me on March 7, 2016 by ~~Doran Lytle and Carolyn Lytle.~~

[Signature]  
Notary Public  
(My commission expires: Oct. 19, 2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated February 05, 2016 under Escrow No. 121-2498624.

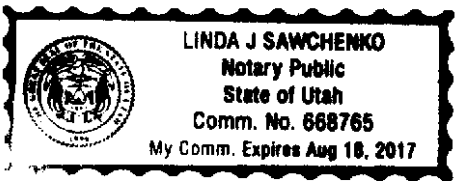
Doran Lytle  
Doran Lytle

3-7-16  
DATE

STATE OF UTAH )  
COUNTY OF WASHINGTON ) : SS.

This instrument was acknowledged before me on  
MARCH 7, 2016 by Doran Lytle.

Linda J Sawchenko  
Notary Public



My Commission Expires Aug 18, 2017  
Residing St George UT

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Page 1 of 2 Fee: \$41.00  
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Book- 301 Page- 0416

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-360-30
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$780.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Carolyn Lytle

Capacity: GRANTOR

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Doran Lytle and Carolyn Lytle

Print Name: Thomas Gutierrez

Address: 55 E 600S #7

Address: PO Box 285

City: St. George

City: Alamo

State: UT Zip: 84770

State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance

Print Name: Company

File Number: 121-2498624 MLR/pb

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



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Signature: *Thomas Gutierrez*  
 Signature: \_\_\_\_\_

Capacity: GRANTEE  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

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 Address: 55 E 600S #7  
 City: St. George  
 State: UT Zip: 84770

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 Address: PO Box 285  
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