

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$175.50

Recorded By: HB

Book- 301 Page- 0616



0149074

A.P.N. No.:	001-123-03
R.P.T.T.	\$175.50
Escrow No.:	76623
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
SANDRA D MACVICAR	
1770 N Pinto Ln	
Pahrump, NV 89060	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **RICHARD J. GAINER, Successor Trustee of The GAINER FAMILY TRUST, dated November 20, 2012** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **SANDRA D MACVICAR, an unmarried woman**, 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:

Lots 4 and 5 in Block 22 in the TOWN OF PIOCHE, as shown on the Official Townsite Map of Pioche, recorded March 2, 1875 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 001-123-03

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: 3-23-16

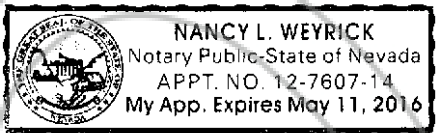
GAINER FAMILY TRUST,  
DATED NOVEMBER 20, 2012

*Richard J. Gainer*  
RICHARD J GAINER  
Successor Trustee

State of Nevada )  
County of Nye ) ss.

This instrument was acknowledged before me on the 23 day of March, 2016  
By: RICHARD J. GAINER

Signature: *Nancy L. Weyrick*  
Notary Public



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)  
a) 001-123-03  
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 \$45,000.00  
Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_  
Transfer Tax Value: \$45,000.00  
Real Property Transfer Tax Due: \$175.50

- 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 [Signature] Capacity Grantor  
GAINER FAMILY TRUST, dated November 20, 2012

Signature [Signature] Capacity Grantee  
SANDRA D MACVICAR

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: GAINER FAMILY TRUST, dated November 20, 2012  
Address: 1770 N Pinto Ln  
City: Pahrump  
State: NV Zip: 89060

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: SANDRA D MACVICAR  
Address: 1770 N Pinto Ln  
City: Pahrump  
State: NV Zip: 89060

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Cow County Title Co. Escrow #: 76623  
Address: 761 S. Rainsdance Drive  
City: Pahrump State: NV Zip: 89048