

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: **\$15.00** Page 1 of 2
RPTT: \$253.50 Recorded By: HB
Book- 305 Page- 0503

A.P.N.: 001-103-03
File No: NCS-803995-HHLV (kh)
R.P.T.T.: \$253.50 C



0150115

When Recorded Mail To: Mail Tax Statements To:
Richard J. Gainer and Sandra D. Gainer
1770 North Pinto Lane
Pahrump, NV 89060

GRANT, BARGAIN and SALE DEED

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

Randolph Richard Serneck an unmarried man, whom acquired title as Randolph Richard Serneck

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

Richard J. Gainer and Sandra D. Gainer, husband and wife as joint tenants

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

ALL OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13) IN BLOCK NINETEEN (19) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA IN BOOK 11 OF OFFICIAL RECORDS, PAGE 439 AS DOCUMENT NO. 55136 IN LINCOLN COUNTY, NEVADA, 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.

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: 08/18/2016

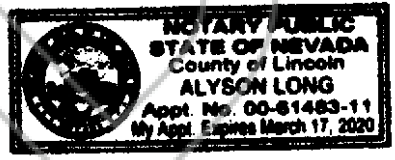


Randolph Richard Serneck
Randolph Richard Serneck

STATE OF **NEVADA**)
COUNTY OF ~~CLARK~~) : ss.
LINCOLN

This instrument was acknowledged before me on August 18, 2016 by **Randolph Richard Serneck.**

Alyson Long
Notary Public
(My commission expires: 3-17-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2016** under Escrow No. **NCS-803995-HHLV.**

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 001-103-03
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 RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$65,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$65,000.00
d) Real Property Transfer Tax Due \$253.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Randolph Richard Serneck
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Randolph Richard Serneck
Address: P.O. Box 211
City: Panaca
State: NV Zip: 89042

Richard J. Gainer and
Print Name: Sandra D. Gainer
Address: 1770 North Pinto Lane
City: Pahrump
State: NV Zip: 89060

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

First American Title Insurance
Company National Commercial
Print Name: Services
Address: 2500 Paseo Verde Parkway, #120
City: Henderson

File Number: NCS-803995-HHLV kh/kh
State: NV Zip: 89074