

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Fee: **\$40.00** Page 1 of 2  
RPT: \$585.00 Recorded By: AE  
Book- 306 Page- 0304

A.P. No. 001-341-35  
Escrow No. 116-2509524-LM/VT  
R.P.T.T. \$585.00



*WHEN RECORDED RETURN TO:*

Matthew Paul Elizondo  
PO Box #3  
Pioche, NV 89043

*MAIL TAX STATEMENTS TO:*

Matthew Paul Elizondo  
PO Box #3  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Stephen A. Combs and Dawne M. Combs, husband and wife as joint tenants

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

Matthew Paul Elizondo, a single man

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

**PARCEL 23 AS SHOWN UPON PARCEL MAP FOR JAMES VINCENT RECORDED NOVEMBER 18, 1997, IN BOOK B, PAGE 74 OF PLATS, AS FILE 110135 IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.**

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: 09/29/2016



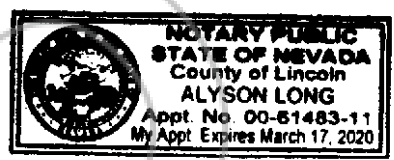
SAA C  
Stephen A. Combs

Dawne M Combs  
Dawne M. Combs

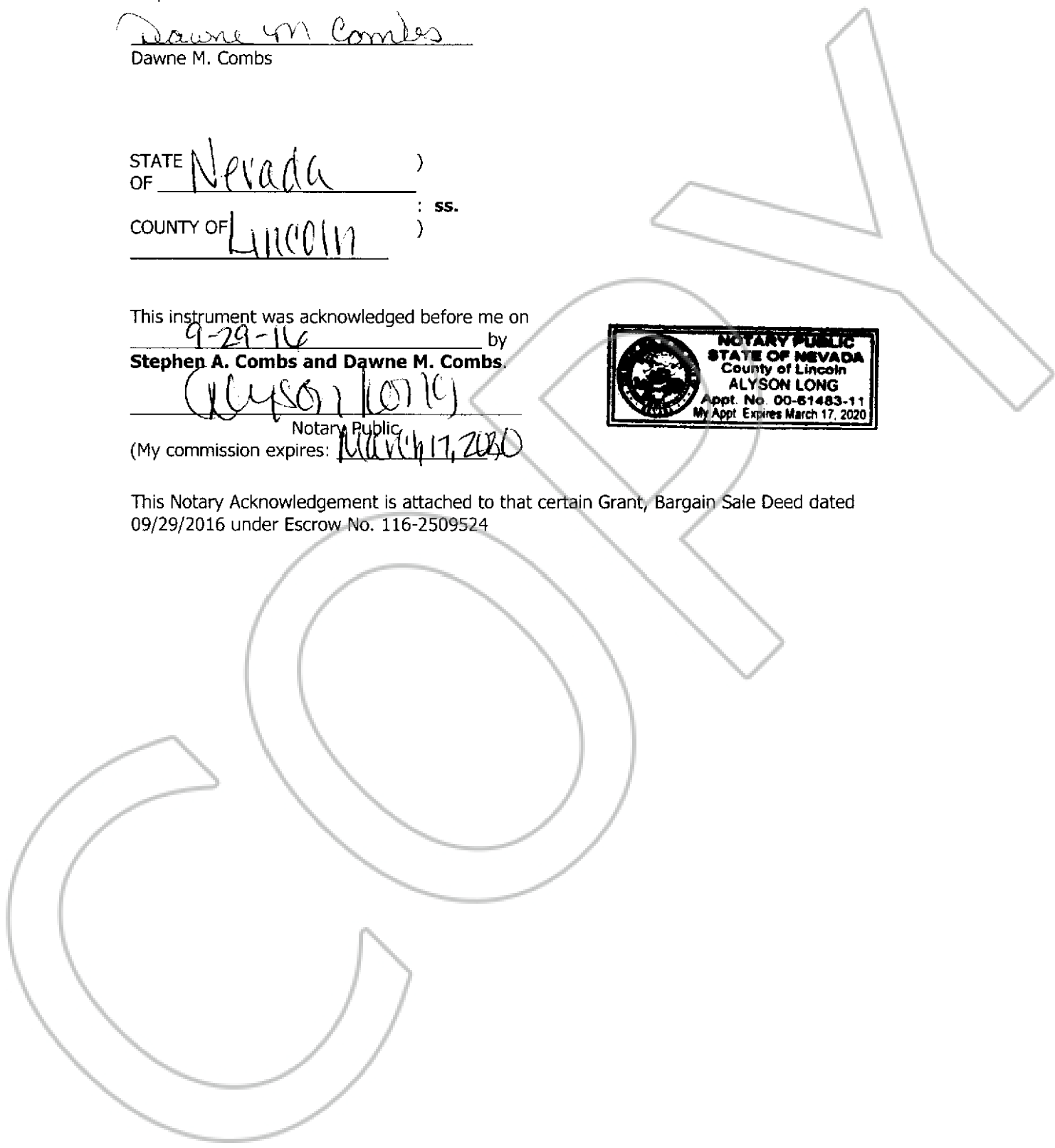
STATE OF Nevada )  
COUNTY OF LINCOLN )  
: ss.

This instrument was acknowledged before me on  
9-29-16 by  
**Stephen A. Combs and Dawne M. Combs.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/29/2016 under Escrow No. 116-2509524



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
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1. Assessor Parcel Number(s)

- a) 001-341-35
- 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 \_\_\_\_\_

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

3. a) Total Value/Sales Price of Property:

\$150,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

c) Transfer Tax Value:

\$150,000.00

d) Real Property Transfer Tax Due

\$585.00

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: SA A Combs

Signature: Dawne M Combs

Capacity: Grantor

Capacity: Grantor

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

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

Print Name: Stephen A. Combs and Dawne M. Combs

Address: P.O. Box 597

City: Pioche

State: NV Zip: 89043

Print Name: Matthew Paul Elizondo

Address: PO Box #3

City: Pioche

State: NV Zip: 89043

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

Print Name: First American Title Insurance Company File Number: 116-2509524 LM/LM

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson State: NV Zip: 89074

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

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  - b) \_\_\_\_\_
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  - e)  Apt. Bldg.
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Signature: *Matthew Paul Elizondo* Capacity: Grantor

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

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

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