DOC # 0150546

11/07/2016

02:50 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2 RPTT: \$351.00 Recorded By: HB

Book- 307 Page- 0225

A.P.N. No.: 001-046-04 R.P.T.T. \$351.00 Escrow No.: 76785 Recording Requested By: Cow County Title Co. Mail Tax Statements To: Same as below When Recorded Mail To: Steven C. Chouquer and Steven J. Chouquer P O Box 718

Pioche, Nevada 89043

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RICHARD LEROY DECKER and PEGGY LEE DECKER, Trustees of the RICHARD LEROY DECKER and PEGGY LEE DECKER FAMILY LIVING TRUST dated August 25, 1995 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to STEVEN C. CHOUQUER, an unmarried man and STEVE J. CHOUQUER, an unmarried man, son and father as Joint Tenants, 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:

The South Half (S1/2) of Lot 17 of HENRY LEE'S SUBDIVISION in the Town of Pioche, as shown on the Official Plat of said Subdivision recorded December 18, 1908 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 33 as File No. 16373, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 001-046-04

SUBJECT TO:

- Taxes for the fiscal year:
- Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3. A Deed of Trust to record concurrent

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: November 07, 2016

RICHARD LEROY DECKER and PEGGY LEE DECKER FAMILY LIVING TRUST dated August 25, 1995	$\langle \rangle$
BY: RICHARD LEROY DECKER, Trustee	
BY: Toggg Sou Morkey PEGGY LEE DECKER, Trustee	$\int \int$
State of NEVADA) ss. County of LINCOLN)	
This instrument was acknowledged before me on the 27th day of October By: Richard Leroy Decker and Peggy Lee Decker	, 2016
By: Richard Leroy Decker and Peggy Lee Decker Signature: Notary Public Don-Rita Rice	, 2016

DON-RITA RICE NOTARY PUBLIC STATE OF NEVADA Appl. No. 16-2505-11 My Appl. Expires May 7, 2020

DOC # DV-150546

11/07/2016

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assess	r Parcel Numb	er/e\	. i Oikiii			Linc	oln County - NV
a) 001-0		CI (S)				Leslie Bo	oucher – Recorde
b)	770 04					Page 1 of	1 Fee: \$15.00
c)			· · · · · · · · · · · · · · · · · · ·	•		Recorded By:	HB RPTT: \$351.00
d)	····			•	ļ	Book- 307	Page- 0225
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2. Type of	Property: /acant Land	ь\ ra	Cinala Fam Das	FOR 5500	DDEDIG	ODTIONAL	LIGE ONLY
. —		p) 🗷	Single Fam. Res.	Book:	KNEK 2	100	LUSE ONLY
	Condo/Twnhse		2-4 Plex	Date of Red	cordina:	Page	
e) 🔲 🕹			Comm'l/Ind'l	Notes:	Joiding		
—	Agricultural	h) 🔲	Mobile Home	140.00.			
i) 🔲 (Other				7		
2 Total Va	lua/Cala Drina	- f D			The state of the s	1	400 000 00
	lue/Sale Price (επy nly (value of Proper	+11/		\rightarrow	\$90,000.00
	Tax Value:	Suite O	illy (value of Fropei	ra), (-	\$90,000.00
	operty Transfer	Tax Du	e [.]		-		\$351.00
	otion Claimed:		<u>.</u>	-			Ψοστ.σο
		otion pe	r NRS 375.090, Se	ction		/	
b. Exp	ain Reason for	Exemp	tion:		V ,		
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			ng transferred: 100		%		
The und	dersigned decla	res and	l acknowledges, un	der penalty o	f perjury,	pursuant to) Alexanter
information	ov and inko 37	5. LIU, 1 Lean be	that the information supported by docu	provided is c	correct to	the best of	tneir
information	provided herei	n Furth	ermore, the parties	arree that d	isallowan	ice of any c	anuate the Isimed
			of additional tax de				
			. Pursuant to NRS				
jointly and	severally liable	for any	additional amount	owed.	•		
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Signature	RICHARD LER	ACCE OV DEC		/ / <u> /</u>	apacity	Grantor/S	eller
-	VICHAND LEN	OIDE	AVER' Husiee	///			
		1		/ /			
Signature		The same of		c	Capacity	Grantee/E	Buyer
	STEVEN C. CH	OUQUI	ER		, ,		
A	. == . =						
SEL	LER (GRANT)			BUY			ORMATION
Print Name		JIRED)	DECKER and	Print Name		REQUIRED)) QUER and STEVE
. The Name	PEGGY LEE			riiit Naiile.	J. CHO		QUEN AND STEVE
/			ed August 25, 1995	Address:	P O Box		
Address:	P O Box 321		/	City:	Panaca	· / · D	
City:	Pioche	/	/	State: NV	1 011000	Zip:	89042
State: NV		Zip:	89043				<u> </u>
****				•			
			NG RECORDING			or buyer)	
Print Name				Escrow #:	<u>76785</u>		
Address:	P.O. Box 518	3, 328 N	Main Street	`a			00040
City:	Pioche			State: NV		Zip:	89043



STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 001-046-04 b) C) d) 2. Type of Property: a) | Vacant Land b) E Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY c) Condo/Twnhse d) 2-4 Plex Book: Page: Date of Recording: e) Apt.Bldg f) Comm'l/Ind'i Notes: g) Agricultural h) ☐ Mobile Home i) 🔲 Other 3. Total Value/Sale Price of Property \$90,000.00 Deed in Lieu of Foreclosure Only (value of Property) Transfer Tax Value: \$90,000.00 Real Property Transfer Tax Due: \$351.00 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 Capacity Grantor/Seller RICHARD LEROY DECKER, Trustee Signature Capacity Grantee/Buyer STEVEN C. CHOUQUER SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: RICHARD LEROY DECKER and Print Name: STEVEN C. CHOUQUER and STEVE PEGGY LEE DECKER FAMILY J. CHOUQUER LIVING TRUST dated August 25, 1995 Address: POBox 7/8 Address: P O Box 321 City: Panaca City: Pioche State: NV 89042 Zip: State: NV Zip: 89043 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Cow County Title Co. Escrow #: 76785 Address: P.O. Box 518, 328 Main Street City: Pioche State: NV 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED