

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:	<i>Same as below</i>
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:

1. Taxes for the fiscal year;
2. 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

BY: Richard Leroy Decker
RICHARD LEROY DECKER, Trustee

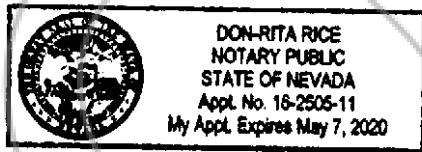
BY: Peggy Lee Decker
PEGGY LEE DECKER, Trustee

State of NEVADA)
County of LINCOLN) ss.

This instrument was acknowledged before me on the 27th day of October, 2016
By: Richard Leroy Decker and Peggy Lee Decker

Signature: Don-Rita Rice
Notary Public Don-Rita Rice

Commission expires: 5/7/20



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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) 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 \$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 Richard Leroy Decker Capacity Grantor/Seller
 RICHARD LEROY DECKER, Trustee

Signature _____ Capacity Grantee/Buyer
 STEVEN C. CHOUQUER

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: RICHARD LEROY DECKER and PEGGY LEE DECKER FAMILY
 LIVING TRUST dated August 25, 1995
 Address: P O Box 321
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: STEVEN C. CHOUQUER and STEVE J. CHOUQUER
 Address: P O Box 718
 City: Panaca
 State: NV Zip: 89042

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 Zip: 89043

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Signature _____ Capacity Grantor/Seller
RICHARD LEROY DECKER, Trustee

Signature *Steven C. Chouquer* Capacity Grantee/Buyer
STEVEN C. CHOUQUER

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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED