

A.P. No. 011-200-27
Escrow No. 119-2511971-RC/WM
R.P.T.T. \$585.00



WHEN RECORDED RETURN TO:

Shauna Johnson
HC 61 Box 101
Hiko, NV 89017

MAIL TAX STATEMENTS TO:

Shauna Johnson
HC 61 Box 101
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Last Tschanz LLC

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

Shauna Johnson, a single woman

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

PARCEL 1:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., IN PAHRANAGAT VALLEY, LINCOLN COUNTY, NEVADA, DESCRIBED AS:

COMMENCING AT THE CENTER QUARTER (C ¼) OF SAID SECTION 32;

THENCE NORTH 88°41'25" WEST, 308.89 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 32 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE NORTH 88°41'25" WEST, 290.40 FEET;

THENCE NORTH 1°18'35" EAST, 750 FEET;

THENCE SOUTH 88°41'25" EAST, 290.40 FEET;

THENCE SOUTH 1°18'35" WEST 750.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼)



OF SAID SECTION 32;

THENCE NORTH 88°41'25" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 599.29 FEET TO A POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ALICE FORSYTH, BY DEED OF GIFT DATED OCTOBER 15, 1969 IN BOOK "N-1" REAL ESTATE DEEDS, PAGE 479 LINCOLN COUNTY, NEVADA RECORDS;

THENCE NORTH 01°18'35" EAST ALONG THE MOST WESTERLY EAST LINE OF SAID FORSYTH PARCEL A DISTANCE OF 750.00 FEET TO A POINT IN THE MOST NORTHERLY SOUTH LINE OF SAID FORSYTH PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°41'25" EAST ALONG SAID LINE OF A DISTANCE OF 290.32 FEET TO A POINT;

THENCE NORTH 69°48'05" WEST A DISTANCE OF 306.83 FEET TO A POINT;

THENCE SOUTH 01°18'35" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 23, 2010 IN BOOK 260, PAGE 23 AS INSTRUMENT NO. 137103.

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: 12/15/2016



Tschanz LLC

By: [Signature]
Name: Authorized Signer
Title: Print/Type Name Russell Tschanz
manager

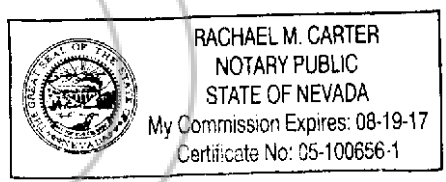
By: [Signature]
Name: Authorized Signer
Title: Print/Type Name
Cynthia
Tschanz, manager

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

This instrument was acknowledged before me on
12/16/16 by
Tschanz LLC, Russell Tschanz & Cynthia Tschanz

[Signature]
Notary Public
(My commission expires: 8/19/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/15/2016 under Escrow No. 119-2511971



Rachael M. Carter
8/19/17
05-100656-1

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE INSURANCE CO

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: HB RPTT: \$585.00
Book- 308 Page- 0204

1. Assessor Parcel Number(s)
a) 011-200-27
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 ONLY
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) (\$0)
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: 0
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: ESUOW Agent
Capacity: _____

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

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

Print Name: Last Tschanz LLC
Address: 1007 Santa Ynez Ave
City: Henderson
State: NV Zip: 89002

Print Name: Shauna Johnson
Address: HC 61 Box 101
City: Hiko
State: NV Zip: 89017

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

Print Name: First American Title Insurance Company File Number: 119-2511971 RC/RC
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas State: NV Zip: 89128

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