

Official Record

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPT: \$89.70 Recorded By: HB
Book- 308 Page- 0432



A.P.N. No.:	003-121-32
R.P.T.T.	\$89.70
Escrow No.:	77715
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Anthony S. Parker, Trustee, MAVA LIVING TRUST	
1631 Turf Dr.	
Henderson, Nevada 89002	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN L. AVERY and LORRAINE Y. AVERY, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ANTHONY S. PARKER, Trustee of the MAVA LIVING TRUST dated January 30, 2014, and any amendments thereto**, 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:

That portion of the South Half (S1/2) of Section 7, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcel 4D as shown on the Parcel Map for Ronal Young, recorded April 7, 1999 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 205 as File No. 112579, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 003-121-32

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.

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: January 04, ~~2016~~ 2017
DL



John L. Avery
JOHN L. AVERY

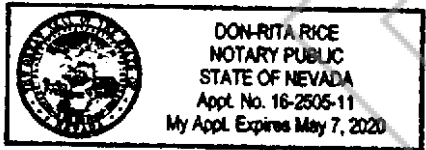
Lorraine Y. Avery
LORRAINE Y. AVERY

State of NEVADA)
) ss.
County of LINCOLN)

This instrument was acknowledged before me on the 5th day of January, 2017.
By: John L. Avery and Lorraine Y. Avery

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

Commission expiration date: 5/7/20



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: HB RPTT: \$89.70
Book- 308 Page- 0432

1. Assessor Parcel Number(s)

- a) 003-121-32
- 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

\$23,000.00

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: _____ \$23,000.00

Real Property Transfer Tax Due: _____ \$89.70

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 John L. Avery Capacity Grantor/Seller
JOHN L. AVERY

Signature _____ Capacity Grantee/Buyer
ANTHONY S. PARKER, Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: JOHN L. AVERY and LORRAINE Y. AVERY
Address: P O Box 186
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MAVA LIVING TRUST dated January 30, 2014, and any amendments thereto
Address: 1631 Turf Dr
City: Henderson
State: NV Zip: 89002

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

Print Name: Cow County Title Co. Escrow #: 77715
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043