

Official RecordRecording requested By
COW COUNTY TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2
RPTT: \$337.35 Recorded By: HB
Book- 309 Page- 0084

A.P.N. No.:	001-057-06
R.P.T.T.	\$337.35
Escrow No.:	77723
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Lonny S. Cole	
P O Box 626	
Pioche, NV 89043	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN RICHARD STEVER, an unmarried man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LONNY S. COLE, an unmarried man**, 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:

Situated within the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 22, Township; 1 North, Range 67 East, M.D.B. & M. being more particularly described as follows:

Lots 27, 28 and 29 in Block 37 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

A portion of Lot 26 in Block 37 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 26 of Block 37, from which the North 1/4 Corner of said Section 22 bears North 20°16'30" West a distance of 2,165.20 feet, more or less; thence along the North boundary of Lot 26 bearing North 83°58'05" West a distance of 24.0 feet to a point; thence South 0°04'33" East a distance of 48.50 feet to a point; thence South 72°15'20" East a distance of 15.50 feet to a point on the East boundary of Lot 26; thence North 10°06'33" East along said boundary a distance of 51.50 feet to the point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 001-057-06

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 new 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: January 18, 2017

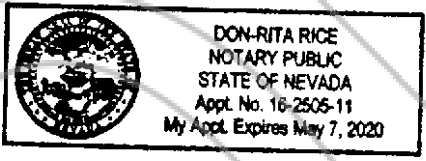
John Richard Stever
JOHN RICHARD STEVER

State of NEVADA)
County of LINCOLN) ss.

This instrument was acknowledged before me on the 27th day of January, 2017
By: John Richard Stever

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

Commission expiration date: May 7, 2020





STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-057-06
- 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 \$86,200.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$86,200.00
 Real Property Transfer Tax Due: \$337.35

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 Richard Stever* Capacity Grantor/Seller
 JOHN RICHARD STEVER

Signature _____ Capacity Grantee/Buyer
 LONNY S. COLE

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

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

Print Name: JOHN RICHARD STEVER
 Address: P O Box 172
 City: Pioche
 State: NV Zip: 89043

Print Name: LONNY S. COLE
 Address: P O Box 626
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 77723
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043