

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPT: \$312.00 Recorded By: AE
Book- 312 Page- 0067

A.P.N. No.:	002-103-14
R.P.T.T.	\$312.00
Escrow No.:	77943
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
FRANK BEARD and LINDA BEARD	
P O Box 824	
Caliente, Nevada 89008	



0152160

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT KNIPES and MYRTLE KNIPES, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **FRANK BEARD and LINDA BEARD, husband and wife as Community Property**, 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 Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Lot 25 in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 63 as File No. 27842, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 002-103-14

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: May 05, 2017



0152160

Book: 312

06/06/2017

Page: 68

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Robert E. Knipes
ROBERT KNIPES

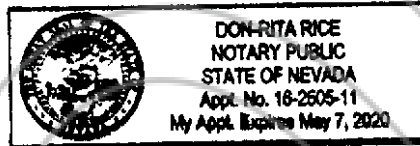
Myrtle Knipes
MYRTLE KNIPES

State of NEVADA)
County of LINCOLN) ss.

This instrument was acknowledged before me on the 5th day of June, 2017
By: Robert Knipes and Myrtle Knipes

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

Commission expiration date: 5/7/20



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 002-103-14
 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 \$80,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$80,000.00
 Real Property Transfer Tax Due: \$312.00

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 *Robert Knipes* Capacity Grantor/Seller
 ROBERT KNIPES

Signature _____ Capacity Grantee/Buyer
 FRANK BEARD

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: ROBERT KNIPES and MYRTLE KNIPES
 Address: 5408 Braemar Dr.
 City: Las Vegas
 State: NV Zip: 89130-2023

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: FRANK BEARD and LINDA BEARD
 Address: P O Box 824
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 77943
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043



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

Transfer Tax Value: _____ \$80,000.00

Real Property Transfer Tax Due: _____ \$312.00

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Signature _____ Capacity Grantor/Seller
ROBERT KNIPES

Signature *Frank Beard* Capacity Grantee/Buyer
FRANK BEARD

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(REQUIRED)**

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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED