DOC # 0152371

7/11/2017

Official Record

Recording requested By COW COUNTY TITLE CO.

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 RPTT: \$682.50

Page 1 of 2 Recorded By: AK

Book- 312 Page- 0606



A.P.N. No.: 001-073-05; 001-074-20
R.P.T.T. \$682.50
Escrow No.: 78120
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:

DOUGLAS MELCHER
P O Box 442

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **DAVID W. COX and HALLI C. COX, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **DOUGLAS MELCHER, a widower**, 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:

#### PARCEL 1

Pioche, NV 89043

That portion of Section 22, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

Lot 35, 36, 37, 38, 39, 40, and 41 in Block 33 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 001-073-05

#### PARCEL 2

That portion of Section 22, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

Lot 34, 35, and 36 in Block 36 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 001-074-20

#### 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: June 27/2017

DAVID W. COX

State of // a

County of Washing

This instrument was acknowledged before me on the 5 day of\_ By: DAVID W. COX and HALLI C. COX

) ss.

2017

Signature: \_

Notary Public

Expiration Date: 0

**ELLEN SEELEY-COOKE** NOTARY PUBLIC -STATE OF UTAH My Comm. Exp 09/01/2020 Commission # 690976

# DOC # DV-152371

07/11/2017 03:06 PM

### Official Record

Recording requested By COW COUNTY TITLE CO.

| STA   | ATE OF                                  | NEVADA          |                      |  |                             |  |               |                         |  |  |
|-------|---|-----------------|----------------------|--|-----------------------------|--|---------------|-------------------------|--|--|
| DE    | CLARA                                   | TION OF V       | ALUE                 | FORM                                     | Lincoln County - N          |  |               |                         |  |  |
| 1. A  | \ssessor                                | Parcel Number   | er(s)                |  |                             |  | Leslie        | Boucher - Recorde       |  |  |
| а     | 001-07                                  | 3-05            |                      |  |                             |  | Page 1        | of 2 Fee: \$15,00       |  |  |
| b     | 001-07                                  | 4-20            |                      |  | •                           |  | Recorded B    | 3y: AK RPTT: \$682.50   |  |  |
| C     | ;) ———————————————————————————————————— |                 |                      |  | •                           |  | Book- 312     | <sup>2</sup> Page- 0606 |  |  |
| d     | 1)                                      |                 | <del></del>          |  | •                           |  |               | \ \                     |  |  |
| 2. 1  | ype of P                                | roperty:        |                      |  | •                           |  |               | \ \                     |  |  |
|       |   | cant Land       | b) 🗷                 | Single Fam. Res.                         | FOR RECO                    | RDER'S   | OPTIONAL      | USE ONLY                |  |  |
|       | · —                                     | ondo/Twnhse     | . —                  | 2-4 Plex                                 | Book:                       |  | Page          |                         |  |  |
|       | (a)   Ap                                |                 | , —                  | Comm'l/Ind'l                             | Date of Red                 | cording:   |               |                         |  |  |
|       |   | ricultural      |                      | Mobile Home                              | Notes:                      |  |               |                         |  |  |
|       | i) 🔲 Ot                                 | •               | 117 LJ               | MODILE FIORIE                            |                             |  |               | 1                       |  |  |
|       | " L                                     |                 |                      | ***                                      |                             | -  |               | /                       |  |  |
| 3. 1  | otal Valu                               | e/Sale Price o  | of Prone             | ertv /                                   | _                           | The same of the sa | 1             | \$175,000.00            |  |  |
|       |   |                 |                      | nly (value of Proper                     | rtv)                        |  | <del>\</del>  | <b>\$170,000.00</b>     |  |  |
|       |   | Tax Value:      |                      | /  | 31/2                        | _  | _             | \$175,000.00            |  |  |
|       |   | erty Transfer   | Tax Du               | e: 🤇 :                                   | < <del></del>               |  |               | \$682.50                |  |  |
|       |   | ion Claimed:    |                      |  |                             | _  |               | Ψ002.00                 |  |  |
|       |   |                 | otion pe             | r NRS 375.090, Se                        | ection                      | /  | /             |                         |  |  |
|       | b. Expla                                | in Reason for   | Exemp                | ition:                                   | · ·                         |  | - /           |                         |  |  |
|       | _                                       |                 |                      |  | 1                           |  | /             |                         |  |  |
| 5. F  | Partial Int                             | terest Percent  | age bei              | ng transferred: 10                       | 0                           | _% _/  |               |                         |  |  |
| NO    | The unde                                | ersigned decla  | res and              | acknowledges, un                         | ider penalty o              | f perjury,   | pursuant to   | )                       |  |  |
| NK    | 5 3/5.060                               | U and NRS 37    | 5.110, 1             | that the information                     | provided is o               | correct to   | the best of   | their                   |  |  |
| info  | imation a                               | and belief, and | i can be             | supported by doc                         | umentation if               | called up  | on to subst   | antiate the             |  |  |
| eve   | motion c                                | or other determ | n. cyful<br>Dination | nermore, the parties of additional tax d | s agree that d              | Isaliowar  | nce of any c  | almed                   |  |  |
| due   | plus inte                               | rest at 1% ne   | r month              | . Pursuant to NRS                        | ue, may resu<br>375 030 tha | Russor or  | nd Seller eb  | oliha                   |  |  |
| ioini | tly and se                              | everally liable | for any              | additional amount                        | oved                        | Duyer a  | iu Seliei ari | all V <del>C</del>      |  |  |
| ,     | .,                                      | , , , , , ,     |                      | additional amount                        | onca.                       |  | ~~            |                         |  |  |
|       |   | \ \             |                      |  | \ \                         |  |               |                         |  |  |
| Sigr  | nature                                  |                 |                      |  | 1                           | Capacity   | Grantor       |                         |  |  |
| -     | D,                                      | AVIDAN. COX     | V                    |  |                             | •  |               |                         |  |  |
| No.   | - N                                     | J/J/N           | M                    |  | / /                         |  |               |                         |  |  |
| Cimi  | andream C                               | 12 m            | 14                   |  | ///                         |  |               |                         |  |  |
| Sign  | nature                                  | OTION AS ALS    | OUED                 |  | <u>//-</u> (                | Capacity   | Grantee       | ·                       |  |  |
|       | יָּט                                    | OUGLAS MEI      | CHEK                 |  |                             |  |               |                         |  |  |
|       | SELL                                    | ER (GRANT)      | )R\ INE              | OPMATION                                 | BUM                         |  | NTCC\ IME     | ORMATION                |  |  |
|       | 3                                       |                 | JIRED)               |  | <u> </u>                    |  | REQUIRED      |                         |  |  |
| Prin  | t Name:                                 |                 |                      | HALLI C. COX                             | Print Name:                 | DOUG   | AS MELCH      | ,<br>IFR                |  |  |
| Add   | ress:                                   | P O Box 116     |                      |  | Address:                    | P O Box  |               | 1511                    |  |  |
| City  | :                                       | Pioche          |                      | \  | City:                       | Pioche   |               |                         |  |  |
| Stat  | e: <u>NV</u>                            |                 | Zip:                 | 89043                                    | State: NV                   |  | Zip:          | 89043                   |  |  |
| li.   |   |                 | /                    | 7  |                             |  |               |                         |  |  |
| COL   | MPANY/                                  | PERSON REC      | UEST                 | NG RECORDING                             | required if r               | ot seller  | r or buver)   |                         |  |  |
| Prin  | t Name:                                 | Cow County      | Title Co             | <b>)</b> .                               | Escrow #:                   | 78120  |               |                         |  |  |
|       | ress.                                   | P.O. Box 518    | 3, 328 N             | Aain Street                              | _                           | -  |               |                         |  |  |
| City  |   | Pioche          | /                    |  | State: NV                   |  | Zin:          | 89043                   |  |  |



# STATE OF NEVADA DECLARATION OF VALUE FORM

| 1. Ass   | essor Parcel Number(s)  |   |                     |             |  |                    |
|--|---|---|---------------------|-------------|--|--------------------|
| a) (   | 01-073-05   |   |                     |             |  | ( )                |
| b) 0   | 01-074-20   |   |                     |             |  | \ \                |
| c) ~   |   |   |                     |             |  | \ \                |
| d) _   |   |   |                     |             |  | \ \                |
|  | e of Property:  |   |                     |             |  |                    |
|  | , —   | _   |                     | ORDER'S     | The state of the s | . USE ONLY         |
| c) [   | ] Condo/Twnhse d) 🔲 🗆   |   | Book:               |             | Page:  | $\rightarrow$      |
| e) [   | ] Apt.Bldg   f) □ <sup>(</sup>                                  | Comminute                                   | Date of Re          | cording:    |  |                    |
| g) [   | ] Agricultural h) 🔲 📗   | Mobile Home                                 | Notes:              |             |  | _ \                |
| i) [   | ] Other   |   |                     |             | <del> </del>   |                    |
| 3. Tota  | l Value/Sale Price of Proper                                    | ty /  |                     | _ \         | \  | \$175,000.00       |
| Dee  | d in Lieu of Foreclosure Onl                                    | y (value of Property                        | ) (                 | 1           | 1  | )                  |
| Tra  | nsfer Tax Value:  |   |                     | 1           |  | \$175,000.00       |
| Rea  | Property Transfer Tax Due                                       | ( )   | \                   |             |  | \$682.50           |
|  | <u>cemption Claimed:</u>  | \   | 1                   |             |  |                    |
|  | Transfer Tax Exemption per                                      |   | tion                |             |  |                    |
| b.   | Explain Reason for Exempti                                      | on:   |                     |             | /  |                    |
|  |   |   |                     | / /         |  |                    |
|  | tial Interest Percentage bein                                   |   | \                   | _%          |  |                    |
| The  | undersigned declares and a                                      | acknowledges, unde                          | er penalty of       | of perjury. | pursuant to  |                    |
|  | 75.060 and NRS 375.110, th                                      |   |                     |             |  |                    |
| inform   | ation and belief, and can be                                    | supported by docum                          | nentation if        | called up   | on to substa   | antiate the        |
| evemn  | ation provided herein. Furthe<br>tion, or other determination o | ermore, the parties a                       | igree inal c        | ilsallowan  | ce or any c  | aimed              |
|  | is interest at 1% per month.                                    |   |                     |             |  |                    |
| inintly  | and severally liable for any a                                  | r ursuant to NNS St<br>Idditional amount ou | ro.000, lite<br>vad | : Duyer an  | u Geller Sik   | all DE             |
| joining  | and severally liable for any a                                  | Z   | Yeu.                |             |  |                    |
|  | In har x  |   | 1 1                 |             |  |                    |
| Signat   | ire /m  |   |                     | Capacity    | Grantor  |                    |
| and the same of th | DAVID W. COX  |   | 7                   |             |  |                    |
|  |   |   | / /                 |             |  |                    |
| a appropriate  | 1   | \ /   |                     |             |  |                    |
| Signat   |   |   |                     | Capacity    | Grantee  |                    |
|  | DOUGLAS MELCHER   |   |                     |             |  |                    |
|  | SELLER (GRANTOR) INFO   | RMATION                                     | BUY                 |             |  | <u>ORMATION</u>    |
| Print N  | (REQUIRED)<br>ame: DAVID W. COX and I                           | AVITIC COV E                                | Drint Alama         |             | EQUIRED)   |                    |
| Addres   |   |   | Address:            | P O Box     | AS MELCH   | EK                 |
| City:  | Pioche  |   | rauress.<br>City:   | Pioche      | 442  |                    |
| State:   |   |   | State: NV           | Ploche      | 7in:   | 89043              |
| State.   | <u>πην</u> είρ. 9   | 3043  | olale. INV          |             | Zip:   | 030 <del>4</del> 0 |
| COMP   | ANY/PERSON REQUESTIN  | IG RECORDING (re                            | enuired if          | not sallar  | or huver)  |                    |
|  | ame: Cow County Title Co.                                       |   | Escrow #:           | 78120       | OI DUYEI]  |                    |
| Addres   |   |   |                     | 10120       |  |                    |
| City:  | Pioche  |   | State: NV           |             | Zip:   | 89043              |
| •  |   | -   |                     |             | —·F ·  |                    |