

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$351.00

Recorded By: AE

Book- 313 Page- 0678

A.P. No. 011-180-10
Escrow No. 116-2523448-dp/VT
R.P.T.T. \$351.00



0152574

WHEN RECORDED RETURN TO:

John D.H. Sanders and Elizabeth A. Sanders
650 State Route 375
Hiko, NV 89017

MAIL TAX STATEMENTS TO:

John D.H. Sanders and Elizabeth A. Sanders
650 State Route 375
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Michaelyn Perkins and Sherry Perkins, husband and wife

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

John D.H. Sanders and Elizabeth A. Sanders, husband and wife as joint tenants with right of survivorship

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

ONE ACRE OF LAND ADDED TO THE SOUTH SIDE OF A PARCEL DESCRIBED IN THE DEED FILED IN BOOK 171, PAGE 431, FILE NO. 119897 WITH THE ASSESSOR'S PARCEL NO. AS 011-180-10, WHICH AREA IS TO BE SUBTRACTED FROM THAT PARCEL OF LAND DESCRIBED IN THE DEED FILED BOOK 175, PAGE 242, FILE NO. 120535 UNDER THE ASSESSORS PARCEL NO. 011-180-06, ALL OF WHICH IS IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THE ADJUSTED AREA, FROM WHICH AN IRON "PIN" LOCATING THE SE 1/16TH CORNER SHOWN IN PLAT BOOK A, PAGE 170A, BEARS SOUTH 27°19'51" EAST 280.96';
THENCE NORTH 89°18'41" WEST 530.99';
THENCE NORTH 00°00'00" EAST 81.91';
THENCE SOUTH 89°15'11" EAST 532.08';
THENCE SOUTH 00°45'36" WEST 81.44 TO THE POINT OF BEGINNING;**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPREARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 18, 2007, IN BOOK 236, PAGE 266 AS INSTRUMENT NO. 130077.

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: 08/04/2017

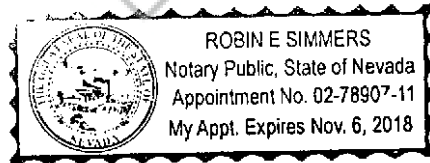
Michaelyn Perkins
 Michaelyn Perkins

Sherry Perkins
 Sherry Perkins

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

This instrument was acknowledged before me on
Aug 7, 2017 by
Michaelyn Perkins and Sherry Perkins.

Robin E Simmers
 Notary Public
 (My commission expires: NOV 6 2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/04/2017 under Escrow No. 116-2523448

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 011-180-10
 - b) _____
 - c) _____
 - d) _____

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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 _____

Page 1 of 1 Fee: \$15.00
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FOR REC(

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$90,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$90,000.00
- d) Real Property Transfer Tax Due \$351.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
Signature: _____

Capacity: Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Michaelyn Perkins and Sherry
Address: P.O. Box 415
City: Alamo
State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John D.H. Sanders and Elizabeth A. Sanders
Address: 650 State Route 375
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: 116-2523448 dp/ JB
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

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