

Official RecordRecording requested By
PATRICK SEDILLO**Lincoln County - NV**
Leslie Boucher - RecorderFee: **\$35.00**

Page 1 of 2

RPTT: \$253.50

Recorded By: AE

Book- 316 Page- 0337



0153453

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BRENTWOOD HEPWORTH and DOROTHEA DAWN HEPWORTH, Trustees of the HEPWORTH FAMILY TRUST, dated February 28, 2005, do hereby Grant, Bargain, Sell and Convey to ELLIOTT PAVAGEAU and PAT SEDILLO, all of our right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Lot 2, of Map of Reversion, recorded October 25, 2005 in Plat Book C, page 143, as File No. 125426, of plats Official Records, Lincoln County, Nevada.

- SUBJECT TO:
1. Remaining taxes of \$46.00 for the fiscal year 2013-2014.
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.



TRUSTEES ADDRESS: Mr. & Mrs. Brentwood Hepworth, P.O. Box 164,
Caliente, NV 89008

Witness their hands this 23 day of December, 2013.

Brentwood Hepworth
BRENTWOOD HEPWORTH

Dorothea Dawn Hepworth
DOROTHEA DAWN HEPWORTH

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

On this 23 day of December, 2013, before me the undersigned, a Notary Public in and for the said County of Lincoln, State of Nevada, personally appeared BRENTWOOD HEPWORTH and DOROTHEA DAWN HEPWORTH personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacity, that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

W Catherine Tennille
Notary Public



When Recorded, Mail to:
Mr. Elliott Pavageau and Mr. Pat Sedillo; 6332 Lorille Lane; Las Vegas, NV
89108-5211

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 003-073-27
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
 Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 65,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 65,000.00
Real Property Transfer Tax Due \$ 253.50

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 Elliott Pavaean Capacity OWNER
Signature P Sedillo Capacity OWNER

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

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

Print Name: HEWORTH FAMILY TRUST
Address: P.O. Box 164
City: CALIENTE
State: NV Zip: 89008-0000

Print Name: ELLIOTT PAVAEAN & PATRICK SEDILLO
Address: 2952 CRIO POINT DRIVE
City: LAS VEGAS
State: NV Zip: 89134

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____