

A.P. No. 006-041-08 and 006-041-12  
Escrow No. 116-2532777-dp/VT  
R.P.T.T. \$253.50



*WHEN RECORDED RETURN TO:*

Michael R. Anderson and Shauna P. Anderson  
P.O. Box 155  
Panaca, NV 90042

*MAIL TAX STATEMENTS TO:*

Michael R. Anderson and Shauna P. Anderson  
P.O. Box 155  
Panaca, NV 90042

**GRANT, BARGAIN and SALE DEED**

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

Parcel 1:

Jack Winston Lyon III, an unmarried man

Parcel 2:

Beverly Ann Jeffers, Trustee of the Beverly Ann Jeffers Revocable Living Trust of July 15, 2004

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

Michael R. Anderson and Shauna P. Anderson, 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:

**PARCEL 1:**

**A PARCEL OF LAND SITUATED IN THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT NO. 1 IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B. &M., DESCRIBED AS FOLLOWS:**

**BEGINNING OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND LOT 2 OF SAID SECTION 2 A DISTANCE OF 405.735 FEET, THENCE RUNNING EAST 660 FEET, THENCE RUNNING NORTH 405.117 FEET, MORE OR LESS TO THE NORTH BOUNDARY OF SAID LOT 1, THENCE RUNNING WEST 660 FEET TO THE PLACE OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AS BOOK 01, PAGE 88.**

**PARCEL 2:**

**ALL OF THE EAST HALF OF THE U.S. GOVERNMENT LOT NUMBERED TWO (2) IN SECTION 2, T4N., R67E., MDB&M., AND ALSO,**



0153602

Book: 316 01/24/2018  
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**A PARCEL OF LAND SITUATE IN THE NORTHEAST CORNER OF U.S. GOVERNMENT LOT NUMBERED SEVEN (7) OF SECTION 2, T4N, R67E., MDB&M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 330 FEET, THENCE WEST 660 FEET, THENCE NORTH 330 FEET AND THENCE EAST 660 FEET TO THE PLACE OF BEGINNING, AND BEING THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SAID LOT 7.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 15, 2009 IN BOOK 248, PAGE 424, AS DOCUMENT NO. 133756, OF OFFICIAL RECORDS.**

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: 01/08/2018

\*\*\*SIGNED IN COUNTERPARTS\*\*\*

Jack Winston Lyon III

Beverly Ann Jeffers, Trustee of the Beverly Ann Jeffers Revocable Living Trust of July 15, 2004

*Beverly Ann Jeffers Trustee*  
 Beverly Ann Jeffers, Trustee

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

This instrument was acknowledged before me on January 16, 2018 by Jack Winston Lyon III and The Beverly Ann Jeffers.

\_\_\_\_\_  
 Notary Public  
 (My commission expires: Aug 15, 2019)

TERA BARCELOU  
 Notary Public State of Nevada  
 No. 04-86337-1  
 My Appt. Exp. Aug. 15, 2019

*Tera Barcelou #04-86337-1*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/08/2018 under Escrow No. 116-2532777



**A PARCEL OF LAND SITUATE IN THE NORTHEAST CORNER OF U.S. GOVERNMENT LOT NUMBERED SEVEN (7) OF SECTION 2, T4N, R67E., MDB&M., DESCRIBED AS FOLLOWS:**

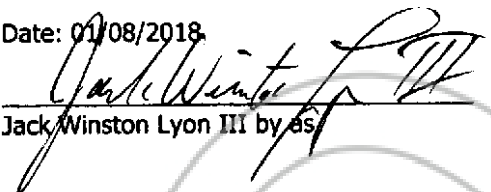
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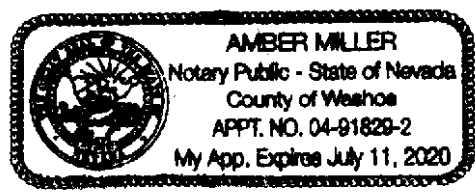
Date: 01/08/2018  
  
Jack Winston Lyon III by as

Beverly Ann Jeffers, Trustee of the Beverly Ann Jeffers Revocable Living Trust of July 15, 2004

**\*\*\*SIGNED IN COUNTERPARTS\*\*\***  
Beverly Ann Jeffers, Trustee

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF Washoe

This instrument was acknowledged before me on 19 Jan 2018 by Jack Winston Lyon, III.  
  
Notary Public  
(My commission expires: 11 July 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/08/2018 under Escrow No. 116-2532777

**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-153602**

01/24/2018 04:41 PM

**Official Record**

1. Assessor Parcel Number(s)  
a) 006-041-08 006-041-12  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Recording requested by  
FIRST AMERICAN TITLE COMPANY

**Lincoln County - NV  
Leslie Boucher - Recorder**

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 RE**  
Page 1 of 1 Fee: \$35.00  
Recorded By: AK RPTT: \$253.50  
Book \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$65,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$65,000.00  
d) Real Property Transfer Tax Due \$253.50
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] Capacity: [Signature]  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Jack Winston Lyon, III  
Address: 3277 Heights Drive  
City: Reno  
State: NV Zip: 89503

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

Print Name: Michael R. Anderson and Shauna P. Anderson  
Address: P.O. Box 155  
City: Panaca  
State: NV Zip: 89042

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

First American Title Insurance  
Print Name: Company File Number: 116-2532777 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)